Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

605/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $620,000 & $650,000

Median sale price

Median price	$560,000	Property Type	Unit	Suburb	Moonee Ponds
Period - From	26/08/2023	to 25/08/2024		Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A*   These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	708/40 Hall St MOONEE PONDS 3039	$645,000	08/07/2024
2	908/40 Hall St MOONEE PONDS 3039	$650,000	03/07/2024
3	705/40 Hall St MOONEE PONDS 3039	$650,100	10/05/2024

OR

~~**B***   The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/08/2024 10:32

CONSUMER AFFAIRS VICTORIA

605/40 Hall Street, Moonee Ponds Vic 3039

MRE

🛏 2   🛁 2   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median Unit Price
26/08/2023 - 25/08/2024: $560,000

Comparable Properties

708/40 Hall St MOONEE PONDS 3039 (REI)

🛏 2   🛁 2   🚗 1

Price: $645,000
Method: Private Sale
Date: 08/07/2024
Property Type: Apartment

Agent Comments

908/40 Hall St MOONEE PONDS 3039 (REI)

🛏 2   🛁 2   🚗 1

Price: $650,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment

Agent Comments

705/40 Hall St MOONEE PONDS 3039 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $650,100
Method: Private Sale
Date: 10/05/2024
Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951