

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

1613/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/04/2020

to

30/06/2020

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	813/51 Homer St MOONEE PONDS 3039	\$665,000	19/05/2020
2	1808/40 Hall St MOONEE PONDS 3039	\$625,000	08/02/2020
3	1701/40 Hall St MOONEE PONDS 3039	\$596,800	29/01/2020

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:

22/07/2020 11:35



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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
June quarter 2020: \$510,000

Comparable Properties



813/51 Homer St MOONEE PONDS 3039
(REI/VG)

Agent Comments

2 2 1

Price: \$665,000
Method: Private Sale
Date: 19/05/2020
Rooms: 5
Property Type: Apartment
Land Size: 12642 sqm approx



1808/40 Hall St MOONEE PONDS 3039
(REI/VG)

Agent Comments

2 2 1

Price: \$625,000
Method: Private Sale
Date: 08/02/2020
Property Type: Apartment

1701/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

2 - -

Price: \$596,800
Method: Sale
Date: 29/01/2020
Property Type: Strata Unit/Flat