Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1520/40 Hall Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$580,000 &	\$620,000
---------------------------	-----------

Median sale price

Median price	\$520,000	Pro	perty Type	Jnit		Suburb	Moonee Ponds
Period - From	06/02/2023	to	05/02/2024	Sc	ource	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

	aress of comparable property	1 1100	Date of Sale
1	1905/40 Hall St MOONEE PONDS 3039	\$645,000	23/08/2023
2	1020/40 Hall St MOONEE PONDS 3039	\$608,000	13/10/2023
3	707/7 Aspen St MOONEE PONDS 3039	\$577,000	12/01/2024

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:	06/02/2024 09:39



Date of sale





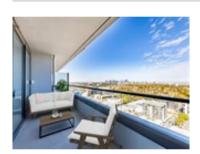




Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price 06/02/2023 - 05/02/2024: \$520,000

Comparable Properties



1905/40 Hall St MOONEE PONDS 3039

(REI/VG)

-2

-

2

6

Price: \$645,000 Method: Private Sale Date: 23/08/2023

Property Type: Apartment

Agent Comments



1020/40 Hall St MOONEE PONDS 3039

(REI/VG)



A 1

Price: \$608,000 Method: Private Sale Date: 13/10/2023

Rooms: 3

二 2

Property Type: Apartment

Agent Comments



707/7 Aspen St MOONEE PONDS 3039 (REI)

Ė

__

Price: \$577,000 Method: Private Sale Date: 12/01/2024

Property Type: Apartment

Agent Comments

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



