

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

1024/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$350,000

&

\$365,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/07/2022

to

30/09/2022

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	712/40 Hall St MOONEE PONDS 3039	\$449,000	01/06/2022
2	1205/15 Everage St MOONEE PONDS 3039	\$400,000	13/08/2022
3	817/40 Hall St MOONEE PONDS 3039	\$320,000	19/08/2022

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:

24/10/2022 12:51



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$350,000 - \$365,000

Median Unit Price

September quarter 2022: \$540,000

Comparable Properties

712/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$449,000

Method: Sale

Date: 01/06/2022

Property Type: Flat/Unit/Apartment (Res)



1205/15 Everage St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 13/08/2022

Rooms: 2

Property Type: Apartment

817/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 19/08/2022

Property Type: Flat/Unit/Apartment (Res)