

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

813/40 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 204/51 HOMER STREET MOONEE PONDS VIC 3039 | \$475,000 | 18-Feb-22 |
| 2/9 ST JAMES STREET MOONEE PONDS VIC 3039 | \$480,000 | 27-Nov-21 |
| | | |

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 6 months.

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SHIN FU

M 0432457622

E SHIN.FU@boldre.COM.AU

**204/51 HOMER STREET MOONEE
PONDS VIC 3039**

2 1 1

Sold Price

^{RS} **\$475,000** ^{UN}

Sold Date

18-Feb-22

Distance

-

**2/9 ST JAMES STREET MOONEE
PONDS VIC 3039**

2 1 1

Sold Price

\$480,000

Sold Date

27-Nov-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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