

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

2107/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2020 to 31/03/2021 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	1704/15 Everage St MOONEE PONDS 3039	\$651,000	28/07/2020
2	511/15 Hall St MOONEE PONDS 3039	\$621,500	21/01/2021
3	104/40 Hall St MOONEE PONDS 3039	\$565,000	24/09/2020

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:

20/04/2021 15:55



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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

1704/15 Everage St MOONEE PONDS 3039 (VG)

Agent Comments

 2  -  -

Price: \$651,000

Method: Sale

Date: 28/07/2020

Property Type: Strata Unit/Flat

511/15 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

 2  -  -

Price: \$621,500

Method: Sale

Date: 21/01/2021

Property Type: Strata Unit/Flat



104/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

 2  -  -

Price: \$565,000

Method: Sale

Date: 24/09/2020

Property Type: Flat/Unit/Apartment (Res)