

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

111/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/01/2023

to

31/03/2023

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	204/8 Sydenham St MOONEE PONDS 3039	\$650,000	10/03/2023
2	104/8 Sydenham St MOONEE PONDS 3039	\$635,000	11/03/2023
3	214/7 Aspen St MOONEE PONDS 3039	\$550,000	12/05/2023

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:

27/06/2023 12:50



Property Type:
Agent Comments

Indicative Selling Price

\$645,000

Median Unit Price

March quarter 2023: \$450,000

Comparable Properties

204/8 Sydenham St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 10/03/2023

Property Type: Unit



104/8 Sydenham St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 11/03/2023

Property Type: Apartment



214/7 Aspen St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 12/05/2023

Property Type: Apartment