

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

1211/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$552,500 Property Type Unit Suburb Moonee Ponds

Period - From 18/10/2020 to 17/10/2021 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	2001/40 Hall St MOONEE PONDS 3039	\$588,000	20/04/2021
2	626/40 Hall St MOONEE PONDS 3039	\$570,000	17/07/2021
3	1121/40 Hall St MOONEE PONDS 3039	\$565,000	23/07/2021

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: 18/10/2021 10:17



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median Unit Price
18/10/2020 - 17/10/2021: \$552,500

Comparable Properties



2001/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$588,000
Method: Sold Before Auction
Date: 20/04/2021
Property Type: Apartment



626/40 Hall St MOONEE PONDS 3039 (REI/VG) **Agent Comments**



Price: \$570,000
Method: Private Sale
Date: 17/07/2021
Property Type: Apartment

1121/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$565,000
Method: Sale
Date: 23/07/2021
Property Type: Flat/Unit/Apartment (Res)