# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	1211/40 Hall Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$545,000 & \$595,000	Range between	\$545,000	&	\$595,000
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### Median sale price

Median price	\$552,500	Pro	perty Type Un	it		Suburb	Moonee Ponds
Period - From	18/10/2020	to	17/10/2021	Sc	ource	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

Add	dress 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

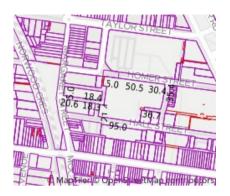
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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**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) **-**2



Price: \$588,000

Method: Sold Before Auction

Date: 20/04/2021

Property Type: Apartment

**Agent Comments** 

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





**———** 2







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

Property Type: Apartment

**---** 2





Agent Comments

Price: \$565.000 Method: Sale Date: 23/07/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



