

## 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

1807/40 HALL STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2021

to

31 Mar 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

2003/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$1,342,500	09-Dec-21
1402/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$1,231,500	28-Feb-22
1710/40 HALL STREET MOONEE PONDS VIC 3039	\$1,040,000	29-Mar-22

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.~~

This Statement of Information was prepared on: 11 April 2022



## 2003/15 EVERAGE STREET MOONEE PONDS VIC 3039

3 2 2

Sold Price **\$1,342,500** Sold Date **09-Dec-21**

Distance -

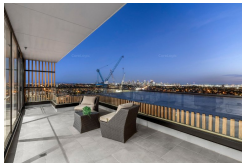


## 1402/15 EVERAGE STREET MOONEE PONDS VIC 3039

3 2 2

Sold Price **\$1,231,500** Sold Date **28-Feb-22**

Distance -



## 1710/40 HALL STREET MOONEE PONDS VIC 3039

3 2 2

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **29-Mar-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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