## 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

920/40 Hall Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$525,000		&		\$555,000			
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Moonee Ponds
Period - From	01/07/2022	to	30/09/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1405/40 Hall St MOONEE PONDS 3039	\$575,000	12/06/2022
2	601/7 Aspen St MOONEE PONDS 3039	\$550,000	02/07/2022
3			

OR

**B**<sup>\*</sup> 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:

02/11/2022 12:03





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$525,000 - \$555,000 Median Unit Price September quarter 2022: \$540,000

# **Comparable Properties**



1405/40 Hall St MOONEE PONDS 3039 (REI/VG)



Price: \$575,000 Method: Private Sale Date: 12/06/2022 Property Type: Apartment Agent Comments



(REI/VG) 2 2 2 1 Price: \$550,000 Method: Private Sale Date: 02/07/2022

601/7 Aspen St MOONEE PONDS 3039

Agent Comments

Rooms: 3 Property Type: Apartment

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.

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

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