

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

626/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$579,000

&

\$599,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/01/2021

to

31/03/2021

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	605/40 Hall St MOONEE PONDS 3039	\$605,000	25/05/2021
2	2001/40 Hall St MOONEE PONDS 3039	\$588,000	20/04/2021
3	1026/40 Hall St MOONEE PONDS 3039	\$577,500	25/02/2021

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:

03/06/2021 13:40



Property Type: Apartment

Agent Comments

Comparable Properties



605/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 25/05/2021

Property Type: Apartment



2001/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$588,000

Method: Sold Before Auction

Date: 20/04/2021

Property Type: Apartment

1026/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$577,500

Method: Sale

Date: 25/02/2021

Property Type: Flat/Unit/Apartment (Res)