

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 | 1905/40 Hall Street, Moonee Ponds, VIC 3039 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$620,000 | & | \$660,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                     |
|---------------|------------|---------------|------------|--------|---------------------|
| Median price  | \$560,000  | Property Type | Apartment  | Suburb | Moonee Ponds (3039) |
| Period - From | 01/05/2023 | to            | 30/04/2023 | Source | realestate.com.au   |

Comparable property sales

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: | 18/05/2023 |
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