## 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

G02/40 Hall Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$540,000		&		\$580,000					
Median sale p	rice									
Median price	\$515,000	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	15/03/2020	to	14/03/2021		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 six months 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	104/51 Sandown Rd ASCOT VALE 3032	\$565,000	26/02/2021
2	104/40 Hall St MOONEE PONDS 3039	\$565,000	24/09/2020
3	123/40 Hall St MOONEE PONDS 3039	\$550,000	25/09/2020

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:

15/03/2021 14:32



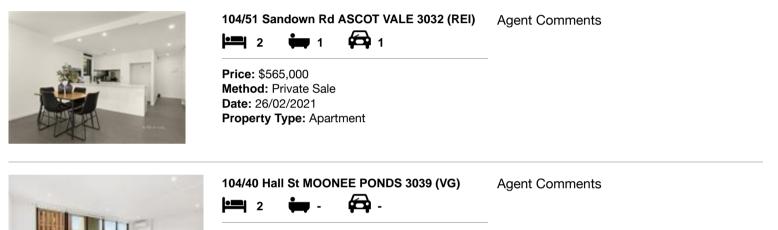




**Property Type:** Unit/Apartment Agent Comments

Indicative Selling Price \$540,000 - \$580,000 Median Unit Price 15/03/2020 - 14/03/2021: \$515,000

# **Comparable Properties**



Price: \$565,000 Method: Sale Date: 24/09/2020 Property Type: Flat/Unit/Apartment (Res)



123/40 Hall St MOONEE PONDS 3039 (VG)



Price: \$550,000 Method: Sale Date: 25/09/2020 Property Type: Flat/Unit/Apartment (Res)

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments