# 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

1114/40 Hall Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$415,000		&		\$425,000					
Median sale p	rice									
Median price	\$551,500	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	01/04/2023	to	30/06/2023		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	1110/40 Hall St MOONEE PONDS 3039	\$430,000	18/03/2023
2	612/40 Hall St MOONEE PONDS 3039	\$418,000	12/04/2023
3	1215/40 Hall St MOONEE PONDS 3039	\$415,000	10/05/2023

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:

17/07/2023 12:25





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$415,000 - \$425,000 Median Unit Price June quarter 2023: \$551,500

# **Comparable Properties**



1110/40 Hall St MOONEE PONDS 3039 (REI/VG)



Price: \$430,000 Method: Private Sale Date: 18/03/2023 Property Type: Apartment

612/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

Agent Comments

Agent Comments





Price: \$418,000 Method: Private Sale Date: 12/04/2023 Property Type: Apartment



1215/40 Hall St MOONEE PONDS 3039 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 10/05/2023 Property Type: Apartment

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



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