

# 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

1704/40 Hall Street, Moonee Ponds Vic 3039

### Indicative selling price

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

Single price

\$950,000

### 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	1712/40 Hall St MOONEE PONDS 3039	\$1,060,000	23/02/2021
2	603/9 Shuter St MOONEE PONDS 3039	\$1,050,000	07/12/2020
3	2/6 Walker St MOONEE PONDS 3039	\$900,000	05/11/2020

**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:

26/04/2021 13:25

1704/40 Hall Street, Moonee Ponds Vic 3039



3 bedrooms, 0 bathrooms, 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$950,000

Median Unit Price

March quarter 2021: \$520,000

## Comparable Properties



1712/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 bedrooms, 2 bathrooms, 2 cars

Price: \$1,060,000

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment



603/9 Shuter St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 bedrooms, 2 bathrooms, 2 cars

Price: \$1,050,000

Method: Private Sale

Date: 07/12/2020

Property Type: Apartment

2/6 Walker St MOONEE PONDS 3039 (VG)

Agent Comments

3 bedrooms, 0 bathrooms, 0 cars

Price: \$900,000

Method: Sale

Date: 05/11/2020

Property Type: Flat/Unit/Apartment (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655