

# 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

104/40 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)

Range between \$575,000

&

\$595,000

### Median sale price

Median price \$510,000

Property Type Unit

Suburb Moonee Ponds

Period - From 01/04/2020

to

30/06/2020

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 | 1808/40 Hall St MOONEE PONDS 3039 | \$625,000 | 08/02/2020   |
| 2 | 8/36 Fletcher St ESSENDON 3040    | \$620,000 | 20/06/2020   |
| 3 | 1701/40 Hall St MOONEE PONDS 3039 | \$596,800 | 29/01/2020   |

**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:

20/07/2020 14:07



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**Property Type:**

Agent Comments

**Indicative Selling Price**

\$575,000 - \$595,000

**Median Unit Price**

June quarter 2020: \$510,000

## Comparable Properties



**1808/40 Hall St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 08/02/2020

**Property Type:** Apartment



**8/36 Fletcher St ESSENDON 3040 (REI)**

Agent Comments

 2  1  1

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** Unit

**1701/40 Hall St MOONEE PONDS 3039 (VG)**

Agent Comments

 2  -  -

**Price:** \$596,800

**Method:** Sale

**Date:** 29/01/2020

**Property Type:** Strata Unit/Flat