#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	111/40 Hall Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$640,000

#### Median sale price

Median price	\$567,500	Pro	pperty Type Uni	t		Suburb Moonee Ponds
Period - From	17/03/2024	to	16/03/2025	So	urce	Property Data

#### 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

Aut	areas or comparable property	1 1100	Date of Sale
1	204/1024 Mt Alexander Rd ESSENDON 3040	\$644,000	13/03/2025
2	1519/40 Hall St MOONEE PONDS 3039	\$650,000	28/02/2025
3	1007/40 Hall St MOONEE PONDS 3039	\$625,000	09/12/2024

#### 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:	17/03/2025 09:17



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$640,000 Median Unit Price 17/03/2024 - 16/03/2025: \$567,500

## Comparable Properties



204/1024 Mt Alexander Rd ESSENDON 3040 (REI)

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**a** 

Agent Comments

Price: \$644,000 Method: Auction Sale Date: 13/03/2025

Property Type: Apartment



1519/40 Hall St MOONEE PONDS 3039 (REI)

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**Agent Comments** 

Price: \$650,000 Method: Private Sale Date: 28/02/2025

Property Type: Apartment



1007/40 Hall St MOONEE PONDS 3039 (REI)

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Price: \$625,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 03 9317 5577





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