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	1112/40 Hall Street, Moonee Ponds Vic 3039
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Indicative selling price

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

Range between \$450,000	&	\$475,000
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Median sale price

Median price	\$517,500	Pro	perty Type	Unit		Suburb	Moonee Ponds
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	1802/40 Hall St MOONEE PONDS 3039	\$467,000	29/09/2025
2	128/40 Hall St MOONEE PONDS 3039	\$475,000	28/08/2025
3	307/40 Hall St MOONEE PONDS 3039	\$475,000	22/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2025 08:38

