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

627/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$445,000		&		\$465,000				
Median sale p	rice								
Median price	\$496,000	Pro	operty Type	Unit			Suburb	Moonee Ponds	
Period - From	01/01/2025	to	31/03/2025		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 sixmonths 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	113/40 Hall St MOONEE PONDS 3039	\$455,000	20/03/2025
2	226/40 Hall St MOONEE PONDS 3039	\$465,000	07/02/2025
3			

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:

22/04/2025 10:47





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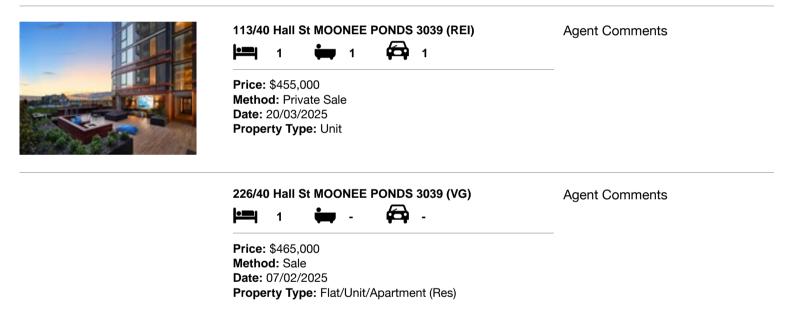




Property Type: Apartment Agent Comments

Indicative Selling Price \$445,000 - \$465,000 Median Unit Price March quarter 2025: \$496,000

Comparable Properties



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.

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