# 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

1405/51 Homer Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$590,000		&		\$640,000					
Median sale p	rice									
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	07/04/2024	to	06/04/2025		So	urce	Property	y 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.

Ad	dress of comparable property	Price	Date of sale
1	1519/40 Hall St MOONEE PONDS 3039	\$650,000	28/02/2025
2	1007/40 Hall St MOONEE PONDS 3039	\$625,000	09/12/2024
3	1021/40 Hall St MOONEE PONDS 3039	\$615,000	15/10/2024

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.

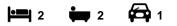
This Statement of Information was prepared on:

07/04/2025 13:04









Property Type: Apartment/Unit Agent Comments

**Indicative Selling Price** \$590,000 - \$640,000 **Median Unit Price** 07/04/2024 - 06/04/2025: \$565,000

# **Comparable Properties**



2 2 1 Price: \$650,000 Method: Private Sale Date: 28/02/2025

1519/40 Hall St MOONEE PONDS 3039 (REI)

1007/40 Hall St MOONEE PONDS 3039 (REI/VG) 2 2 1 Price: \$625,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

1021/40 Hall St MOONEE PONDS 3039 (REI/VG)

2 2

1

Agent Comments

Agent Comments

Agent Comments

Price: \$615,000 Method: Private Sale Date: 15/10/2024 Rooms: 3 Property Type: Apartment

Property Type: Apartment

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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