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

1007/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$620,000	&	\$650,000
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Median sale price

Median price	\$605,000	Pro	perty Type Un	it		Suburb	Moonee Ponds
Period - From	01/07/2024	to	30/09/2024	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	605/40 Hall St MOONEE PONDS 3039	\$661,326	02/09/2024
2	708/40 Hall St MOONEE PONDS 3039	\$645,000	08/07/2024
3	908/40 Hall St MOONEE PONDS 3039	\$650,000	03/07/2024

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:	06/11/2024 18:19



Date of sale



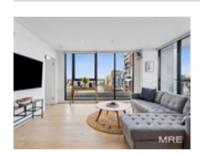




Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$650,000 Median Unit Price September quarter 2024: \$605,000

Comparable Properties



605/40 Hall St MOONEE PONDS 3039 (REI)

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Price: \$661,326 Method: Private Sale Date: 02/09/2024

Property Type: Apartment

Agent Comments









Method: Private Sale Date: 08/07/2024

Price: \$645,000

Property Type: Apartment

Agent Comments



908/40 Hall St MOONEE PONDS 3039 (REI/VG) Agent Comments

Price: \$650,000 Method: Private Sale Date: 03/07/2024

Property Type: Apartment

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





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