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	1607/40 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,537,500	Property type	House	Suburb	Moonee Ponds
Period-from	01 Oct 2022	to	30 Sep 2023	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
903/15 EVERAGE STREET MOONEE PONDS VIC 3039	$1,240,000	12-May-23
1403/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$1,380,000	26-May-23
2805/15 EVERAGE STREET MOONEE PONDS VIC 3039	$1,395,000	11-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 02 October 2023

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903/15 EVERAGE STREET MOONEE PONDS VIC 3039

3 2 2

Sold Price **$1,240,000** Sold Date **12-May-23**

Distance **0km**



1403/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039

3 2 2

Sold Price RS **$1,380,000** Sold Date **26-May-23**

Distance **0.43km**



2805/15 EVERAGE STREET MOONEE PONDS VIC 3039

3 2 2

Sold Price **$1,395,000** Sold Date **11-Sep-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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