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<br>Including suburb and postcode | 13/7 Hall Street, Moonee Ponds Vic 3039 |

## Indicative selling price

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

Range between $750,000 & $790,000

## Median sale price

Median price $535,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/07/2023 to 30/06/2024 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 | Price | Date of sale |
|---|---|---|---|
| 1 | 1104/35 Hall St MOONEE PONDS 3039 | $916,000 | 20/08/2024 |
| 2 | | | |
| 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: 09/10/2024 09:30

# 13/7 Hall Street, Moonee Ponds Vic 3039

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3 1 1

**Property Type:** Apartment

Agent Comments

Approx. 1970's Build Two Level Apartment with City Views 3 Bedroom 1 Bathroom 1 Car

**Indicative Selling Price**
$750,000 - $790,000
**Median Unit Price**
Year ending June 2024: $535,000

## Comparable Properties



**1104/35 Hall St MOONEE PONDS 3039 (REI)**

3 2 2

**Price:** $916,000
**Method:** Private Sale
**Date:** 20/08/2024
**Property Type:** Unit

Agent Comments

Recent sale on Hall Street, Moonee Ponds. Apartment Modern interior 3 Bedroom 2 Bathroom 2 Car

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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