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	704/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $310,000 & $340,000

Median sale price

Median price $565,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2024 to 31/03/2025 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	1/119 Buckley St ESSENDON 3040	$330,000	16/04/2025
2	G11/12 Olive York Way BRUNSWICK WEST 3055	$315,000	16/04/2025
3	919/40 Hall St MOONEE PONDS 3039	$355,000	25/02/2025

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: 19/05/2025 18:32

704/40 Hall Street, Moonee Ponds Vic 3039

Carmel Morganti
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Property Type: Apartment

Agent Comments

Modern one bedroom apartment with great facilities in a great location close to public transport

Indicative Selling Price
$310,000 - $340,000
Median Unit Price
Year ending March 2025: $565,000

Comparable Properties



1/119 Buckley St ESSENDON 3040 (REI)

1 1 -

Price: $330,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments

Comparable but with less facilities



G11/12 Olive York Way BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments

Comparable with car park but no facilities in a inferior location

919/40 Hall St MOONEE PONDS 3039 (VG)

1 - -

Price: $355,000
Method: Sale
Date: 25/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable in the same complex but better vista on a higher floor.

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