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	1204/40 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	$410,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,445,000	Property type	House	Suburb	Moonee Ponds
Period-from	01 Mar 2024	to	28 Feb 2025	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
804/7 ASPEN STREET MOONEE PONDS VIC 3039	$450,000	26-Nov-24
113/40 HALL STREET MOONEE PONDS VIC 3039	$455,000	13-Nov-24
405/40 HALL STREET MOONEE PONDS VIC 3039	$415,000	13-Nov-24

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: 03 March 2025

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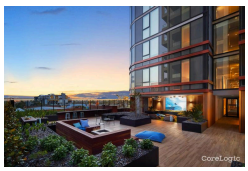


804/7 ASPEN STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price RS **$450,000** Sold Date **26-Nov-24**

Distance **0km**



113/40 HALL STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price **$455,000** Sold Date **13-Nov-24**

Distance **0km**



405/40 HALL STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price **$415,000** Sold Date **13-Nov-24**

Distance **0km**

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

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