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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN OR OUTSIDE THE MELBOURNE  
METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act  
1980**

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PROPERTY OFFERED FOR SALE

### **G4/40 Hall Street Moonee Ponds 3039**

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#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$549,000 - \$599,000**

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#### COMPARABLE PROPERTY SALES

202/20 Park Street, Moonee Ponds, Vic 3039 Sale Price \$580,000 Sale Date 6/01/2021

1613/40 HALL ST, MOONEE PONDS 3039 Sale Price: \$605,000 Sale Date: 17/11/2020

19/40 Young Street, Moonee Ponds, Vic 3039 Sale Price \$626,250 Sale Date: 23/07/2020