

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

61 Bent Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Moonee Ponds

Period - From 01/10/2024

to 31/12/2024

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	11 Murray St MOONEE PONDS 3039	\$1,380,000	09/11/2024
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:

03/04/2025 12:57

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3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
December quarter 2024: \$560,000

Comparable Properties



11 Murray St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 219 sqm approx

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. There is only one comparable property that has recently sold. 11 Murray Street, Moonee Ponds is a 3 bed, 2 bath, 2 car townhouse with similar features.