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 | 1/69 Bent Street, Moonee Ponds Vic 3039 |

## Indicative selling price

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

Single price $965,000

## Median sale price

Median price $580,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2023 to 30/09/2024 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 | 3 OBrien Sisters La BRUNSWICK 3056 | $980,000 | 25/10/2024 |
| 2 | 4/6 Walker St MOONEE PONDS 3039 | $1,100,000 | 23/10/2024 |
| 3 | 2/71 Bent St MOONEE PONDS 3039 | $941,000 | 13/08/2024 |

**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: 08/11/2024 15:01

# 1/69 Bent Street, Moonee Ponds Vic 3039

Kieran Moloney
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3 2 2

**Rooms:** 5
**Property Type:** Townhouse (Res)

**Indicative Selling Price**
$965,000
**Median Unit Price**
Year ending September 2024: $580,000

Agent Comments

Updated townhouse with street frontage offering 3 bed, 2.5 bath, 2 car (single garage + 1 in front).

## Comparable Properties



**3 OBrien Sisters La BRUNSWICK 3056 (REI)**

3 2 1

**Price:** $980,000
**Method:** Private Sale
**Date:** 25/10/2024
**Property Type:** Townhouse (Single)

Agent Comments

Similar vintage & size. 1 less car.



**4/6 Walker St MOONEE PONDS 3039 (REI)**

3 3 2

**Price:** $1,100,000
**Method:** Private Sale
**Date:** 23/10/2024
**Property Type:** Townhouse (Single)

Agent Comments

Tri level townhouse with 1 extra bath. No backyard.



**2/71 Bent St MOONEE PONDS 3039 (REI/VG)**

2 1 1

**Price:** $941,000
**Method:** Private Sale
**Date:** 13/08/2024
**Property Type:** Townhouse (Single)

Agent Comments

Located in the block next door. Newer townhouse with 1 less bed, bath & car and no street frontage.



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