

25 Bent Street, Moonee Ponds Vic 3039



3 Bed 2 Bath 2 Car

Property Type: House

Land size: 331 sqm approx

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2019: \$1,295,000

Comparable Properties



66 Bent Street, Moonee Ponds 3039 (REI)

3 Bed 2 Bath 3 Car

Price: \$1,172,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land size: 452sqm approx

Agent Comments: Similar weatherboard home with comparable accommodation. Located on the same street, superior block size with ROW at rear.



11 Hamilton Street, Brunswick West 3055 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,050,000

Method: Private Sale

Date: 25/07/2019

Property Type: House

Land size: 408 sqm approx

Agent Comments: Weatherboard home with comparable accommodation. Has ROW access at rear.



5 Howson Street, Brunswick West 3055 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,010,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)

Land size: 531sqm approx

Agent Comments: Weatherboard home with comparable accommodation, inferior internal accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

25 Bent Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,295,000 House ☒ Suburb Moonee Ponds

Period - From 1/07/2018 to 30/06/2019 Source REIV

Comparable property sales

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
66 Bent Street, MOONEE PONDS 3039	\$1,172,000	24/08/2019
11 Hamilton Street, BRUNSWICK WEST 3055	\$1,050,000	25/07/2019
5 Howson Street, BRUNSWICK WEST 3055	\$1,010,000	15/06/2019

This Statement of Information was prepared on:

3/09/2019