

STATEMENT OF INFORMATION

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

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

PROPERTY OFFERED FOR SALE

4/71 BENT STREET, MOONEE PONDS , VIC 3039

INDICATIVE SELLING PRICE

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

\$1,000,000 to \$1,050,000

COMPARABLE PROPERTY SALES

2/9 TURNER ST, MOONEE PONDS 3039 \$1,030,000 16/08/2025
37 MAPLE WALK, MOONEE PONDS 3039 \$1,020,00 09/09/2025
7/2 LAMB ST, MOONEE PONDS 3039 \$1,000,000 28/02/2026