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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

**2/71 Bent Street, Moonee Ponds 3039**

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INDICATIVE SELLING PRICE

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

**\$950,000**

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MEDIAN SALE PRICE

**Median price \$575,000 | Unit| Moonee Ponds**

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COMPARABLE PROPERTY SALES

**The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.**