

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

105/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$385,000

&

\$420,000

Median sale price

Median price \$669,000

Property Type Unit

Suburb Bentleigh

Period - From 26/10/2020

to

25/10/2021

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	4/80 Robert St BENTLEIGH 3204	\$430,000	09/07/2021
2	407/801 Centre Rd BENTLEIGH EAST 3165	\$413,850	21/05/2021
3	101/801 Centre Rd BENTLEIGH EAST 3165	\$409,200	21/05/2021

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:

26/10/2021 11:53

105/16 Bent Street, Bentleigh Vic 3204

Ryan Counihan

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1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

26/10/2020 - 25/10/2021: \$669,000

Comparable Properties



4/80 Robert St BENTLEIGH 3204 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$430,000

Method: Sold Before Auction

Date: 09/07/2021

Property Type: Apartment

407/801 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

1 bed - bath - car

Price: \$413,850

Method: Sale

Date: 21/05/2021

Property Type: Strata Unit/Flat

101/801 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

1 bed - bath - car

Price: \$409,200

Method: Sale

Date: 21/05/2021

Property Type: Strata Unit/Flat

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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