

# 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 108/25 Nicholson Street, Bentleigh, VIC 3204

### Indicative selling price

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

Price Range

\$585,000

&

\$600,000

### Median sale price

Median price

\$905,000

Property Type

Apartment

Suburb

Bentleigh (3204)

Period - From

01/11/2021

to

31/10/2022

Source

Core Logic

### Comparable property sales

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 |
|---------------------------------------------|-----------|--------------|
| 11/9 BENT STREET, BENTLEIGH VIC 3204        | \$600,000 | 28/10/2022   |
| 211/25 NICHOLSON STREET, BENTLEIGH VIC 3204 | \$645,000 | 24/05/2022   |
| 105/8 BLAIR STREET, BENTLEIGH VIC 3204      | \$629,000 | 20/06/2022   |

This Statement of Information was prepared on: 20/11/2022