

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/43 Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$658,000 Property type Unit Suburb Bentleigh

Period - From 22/07/2023 to 21/07/2024 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
1. 8/267 Centre Rd BENTLEIGH 3204	\$550,000	17/04/2024
2. 10/207/209 Centre Rd BENTLEIGH 3204	\$512,500	15/03/2024
3. 106/27 Jasper Rd BENTLEIGH 3204	\$510,000	06/05/2024

This Statement of Information was prepared on: 22/07/2024