

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

19B VUNABERE AVENUE BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,030,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

5A ALLNUTT STREET BENTLEIGH VIC 3204	\$2,000,000	27-Oct-23
14 ARDWICK STREET BENTLEIGH VIC 3204	\$2,050,000	28-Oct-23
35B SOMERS STREET BENTLEIGH VIC 3204	\$1,960,000	10-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 24 February 2024



**5A ALLNUTT STREET BENTLEIGH
VIC 3204**

 4  2  2

Sold Price **\$2,000,000** Sold Date **27-Oct-23**

Distance **0.94km**



**14 ARDWICK STREET BENTLEIGH
VIC 3204**

 4  2  2

Sold Price ^{RS} **\$2,050,000** ^{UN} Sold Date **28-Oct-23**

Distance **0.93km**



**35B SOMERS STREET BENTLEIGH
VIC 3204**

 3  3  1

Sold Price ^{RS} **\$1,960,000** Sold Date **10-Feb-24**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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