

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

6/17 BENT STREET 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

or range
between

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Apr 2023

to

31 Mar 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

9/22 BENT STREET BENTLEIGH VIC 3204	\$725,000	06-Dec-23
109/18 HAMILTON STREET BENTLEIGH VIC 3204	\$700,000	24-Oct-23
208/285-305 CENTRE ROAD BENTLEIGH VIC 3204	\$707,500	26-Oct-23

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: 15 April 2024



9/22 BENT STREET BENTLEIGH VIC 3204 Sold Price **\$725,000** Sold Date **06-Dec-23**

2 2 1

Distance **0.06km**



109/18 HAMILTON STREET BENTLEIGH VIC 3204 Sold Price **\$700,000** Sold Date **24-Oct-23**

2 2 1

Distance **0.14km**



208/285-305 CENTRE ROAD BENTLEIGH VIC 3204 Sold Price **\$707,500** Sold Date **26-Oct-23**

2 2 1

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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