

## 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

204/66 BENT STREET MCKINNON VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,132,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Aug 2021

to

31 Jul 2022

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

11/17 BENT STREET BENTLEIGH VIC 3204	\$680,000	20-May-22
105/8 BLAIR STREET BENTLEIGH VIC 3204	\$629,000	20-Jun-22
211/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$645,000	24-May-22

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: 03 August 2022



**11/17 BENT STREET BENTLEIGH VIC 3204**

Sold Price

**\$680,000**

Sold Date **20-May-22**

2 2 1

Distance **0.49km**



**105/8 BLAIR STREET BENTLEIGH VIC 3204**

Sold Price

<sup>RS</sup> **\$629,000** <sup>UN</sup>

Sold Date **20-Jun-22**

2 2 1

Distance **0.54km**



**211/25 NICHOLSON STREET BENTLEIGH VIC 3204**

Sold Price

**\$645,000**

Sold Date **24-May-22**

2 2 1

Distance **0.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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