

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

107/11-13 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$608,000

Median sale price

Median price \$804,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2024

to 31/12/2024

Source REIV

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 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	203/22 Bent St BENTLEIGH 3204	\$595,000	24/01/2025
2	208/3 Faulkner St BENTLEIGH 3204	\$610,000	16/11/2024
3	108/25 Nicholson St BENTLEIGH 3204	\$580,000	24/10/2024

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 six months.~~

This Statement of Information was prepared on:

07/03/2025 16:41

107/11-13 Bent Street, Bentleigh Vic 3204



Kosta Mesaritis
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Indicative Selling Price
\$608,000

Median Unit Price
December quarter 2024: \$804,000



2 2 1

Property Type: Apartment

Comparable Properties

203/22 Bent St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$595,000
Method: Sale
Date: 24/01/2025
Property Type: Strata Unit/Flat



208/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Apartment



108/25 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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