

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

210/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$370,000

&

\$395,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Bentleigh

Period - From

02/11/2021

to

01/11/2022

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	301/29 Loranne St BENTLEIGH 3204	\$400,000	25/07/2022
2	5/32 Newham Gr ORMOND 3204	\$370,000	02/07/2022
3			

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:

02/11/2022 16:19

210/16 Bent Street, Bentleigh Vic 3204



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

02/11/2021 - 01/11/2022: \$615,000

Comparable Properties



301/29 Loranne St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 25/07/2022

Property Type: Apartment

Land Size: 54 sqm approx



5/32 Newham Gr ORMOND 3204 (REI)

Agent Comments



Price: \$370,000

Method: Auction Sale

Date: 02/07/2022

Property Type: Apartment

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.

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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