

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

101/27 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

\$499,000

&

\$548,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,750

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2023

to

31 Jul 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

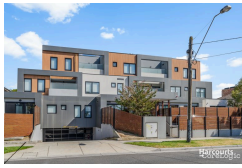
Date of sale

106/27 JASPER ROAD BENTLEIGH VIC 3204	\$510,000	22-Apr-24
103/633 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$520,000	05-Jun-24
1/43 CAMPBELL STREET BENTLEIGH VIC 3204	\$520,000	14-Aug-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: 19 August 2024



**106/27 JASPER ROAD BENTLEIGH
VIC 3204**

2 1 1

Sold Price

\$510,000

Sold Date

22-Apr-24

Distance

1.83km



**103/633 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date

05-Jun-24

Distance

1.33km



**1/43 CAMPBELL STREET
BENTLEIGH VIC 3204**

2 1 1

Sold Price

Sold Date

14-Aug-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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