

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

105/53 BROWNS ROAD BENTLEIGH EAST VIC 3165

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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2023

to

29 Feb 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

111/24 BECKET AVENUE BENTLEIGH EAST VIC 3165	\$380,500	22-Mar-23
104/170 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$380,000	15-Nov-23
205/24 BECKET AVENUE BENTLEIGH EAST VIC 3165	\$380,000	09-Jun-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: 18 March 2024


**111/24 BECKET AVENUE
BENTLEIGH EAST VIC 3165**

 1
  1
  1

Sold Price

\$380,500

Sold Date

22-Mar-23

Distance

0.07km

**104/170 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

 1
  1
  1

Sold Price

\$380,000

Sold Date

15-Nov-23

Distance

0.39km

**205/24 BECKET AVENUE
BENTLEIGH EAST VIC 3165**

 1
  1
  1

Sold Price

Sold Date

09-Jun-23

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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