

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

304/22 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,250

Property type

Unit

Suburb

Bentleigh

Period-from

01 Nov 2021

to

31 Oct 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
211/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$645,000	24-May-22
105/8 BLAIR STREET BENTLEIGH VIC 3204	\$629,000	20-Jun-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.~~

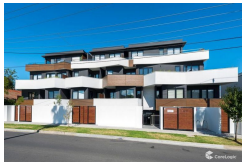
This Statement of Information was prepared on: 29 November 2022



11/17 BENT STREET BENTLEIGH VIC 3204 Sold Price **\$680,000** Sold Date **20-May-22**

2 2 1

Distance **0.07km**



211/25 NICHOLSON STREET BENTLEIGH VIC 3204 Sold Price **\$645,000** Sold Date **24-May-22**

2 2 1

Distance **0.2km**



105/8 BLAIR STREET BENTLEIGH VIC 3204 Sold Price **\$629,000** Sold Date **20-Jun-22**

2 2 1

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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