

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 205/40 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$549,500

Median sale price

Median price \$635,000 Property type Unit Suburb Bentleigh

Period - From 06/11/2023 to 05/11/2024 Source REIV

Comparable property sales

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. 106/575 North Rd ORMOND 3204	\$555,000	30/10/2024
2. 108/25 Nicholson St BENTLEIGH 3204	\$580,000	24/10/2024
3. 101/39 Mavho St BENTLEIGH 3204	\$570,000	20/06/2024

This Statement of Information was prepared on: 06/11/2024