

## 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

1/28 MONASH STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 3/11 CHAUVEL STREET BENTLEIGH EAST VIC 3165 | \$765,000 | 04-Jun-23 |
| 1/3 BOWEN STREET HUGHESDALE VIC 3166        | \$685,000 | 29-Aug-23 |
| 2/12 CURTIN STREET BENTLEIGH EAST VIC 3165  | \$661,000 | 16-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: 04 December 2023


**3/11 CHAUVEL STREET BENTLEIGH  
EAST VIC 3165**

Sold Price

**\$765,000**

Sold Date

**04-Jun-23**


2



1



1

Distance

**0.21km**

**1/3 BOWEN STREET HUGHESDALE  
VIC 3166**

Sold Price

**\$685,000**

Sold Date

**29-Aug-23**


2



1



2

Distance

**1.24km**

**2/12 CURTIN STREET BENTLEIGH  
EAST VIC 3165**

Sold Price

**\$661,000**

Sold Date

**16-Jun-23**


2



1



1

Distance

**1.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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