

# 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

104/495 South Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$529,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2020

to

30/09/2020

Source REIV

### 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 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	10/60-66 Patterson Rd BENTLEIGH 3204	\$528,000	23/07/2020
2	101/148 Tucker Rd BENTLEIGH 3204	\$500,000	12/06/2020
3	105/8 Railway Cr BENTLEIGH 3204	\$490,000	17/08/2020

**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 six months.~~

This Statement of Information was prepared on:

28/10/2020 16:44



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$490,000 - \$529,000

**Median Unit Price**

September quarter 2020: \$690,000

## Comparable Properties



**10/60-66 Patterson Rd BENTLEIGH 3204 (REI)** Agent Comments



**Price:** \$528,000

**Method:** Private Sale

**Date:** 23/07/2020

**Property Type:** Apartment

**101/148 Tucker Rd BENTLEIGH 3204 (VG)**

Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 12/06/2020

**Property Type:** Strata Unit/Flat



**105/8 Railway Cr BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 17/08/2020

**Property Type:** Apartment