

# 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

104/22 Bent Street, Bentleigh Vic 3204

### Indicative selling price

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

Single price \$570,000

### Median sale price

Median price \$845,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2024

to 30/09/2024

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.

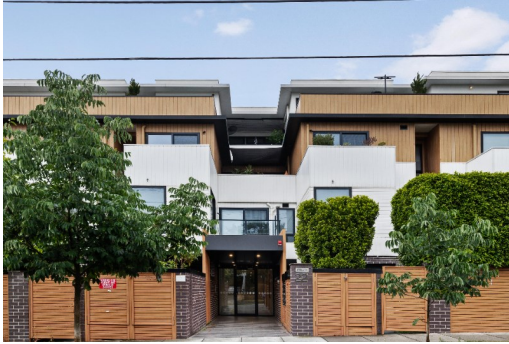
	Address of comparable property	Price	Date of sale
1	304/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/09/2024
2	102/22-26 Bent St BENTLEIGH 3204	\$576,000	18/09/2024
3	202/15 Bent St BENTLEIGH 3204	\$580,000	16/06/2024

**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:

14/11/2024 15:01



**Property Type:** Apartment

## Comparable Properties



**304/21-25 Nicholson St BENTLEIGH 3204 (REI)**

[Agent Comments](#)



**Price:** \$600,000

**Method:** Private Sale

**Date:** 30/09/2024

**Property Type:** Apartment



**102/22-26 Bent St BENTLEIGH 3204 (REI)**

[Agent Comments](#)



**Price:** \$576,000

**Method:** Private Sale

**Date:** 18/09/2024

**Property Type:** Unit



**202/15 Bent St BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)



**Price:** \$580,000

**Method:** Private Sale

**Date:** 16/06/2024

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604