Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	107/11-13 Bent Street, Bentleigh Vic 3204
postcode	

Indicative selling price

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

Single price	\$619,000

Median sale price

Median price	\$845,000	Pro	perty Type U	nit		Suburb	Bentleigh
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	304/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/09/2024
2	6/15 Vickery St BENTLEIGH 3204	\$625,000	27/08/2024
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2024 14:08





Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$619,000 **Median Unit Price** September quarter 2024: \$845,000



Property Type: Apartment

Agent Comments

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

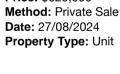


6/15 Vickery St BENTLEIGH 3204 (REI)

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Price: \$625,000

Agent Comments





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

Price: \$580.000 Method: Private Sale Date: 16/06/2024 Property Type: Unit

Agent Comments

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



