

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

207/29 LORANNE STREET BENTLEIGH VIC 3204

Indicative selling price

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

Single Price

or range
between

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$977,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 Mar 2021

to

28 Feb 2022

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

113/29 LORANNE STREET BENTLEIGH VIC 3204	\$532,500	18-Sep-21
209/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$582,000	26-Jan-21
3/24 MAVHO STREET BENTLEIGH VIC 3204	\$621,000	02-Apr-21

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: 10 March 2022



**113/29 LORANNE STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$532,500** Sold Date **18-Sep-21**

Distance -



**209/25 NICHOLSON STREET
BENTLEIGH VIC 3204**

2 1 1

Sold Price **\$582,000** Sold Date **26-Jan-21**

Distance -



**3/24 MAVHO STREET BENTLEIGH
VIC 3204**

2 1 1

Sold Price **\$621,000** Sold Date **02-Apr-21**

Distance **0.07km**



**101/39 MAVHO STREET BENTLEIGH
VIC 3204**

2 2 1

Sold Price **\$515,000** Sold Date **24-Jun-21**

Distance **0.12km**



**102/40 MAVHO STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$565,000** Sold Date **20-Jan-22**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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