

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

**Statement  
of  
information**

304/23 BENT STREET, BENTLEIGH, VIC 3204

PREPARED BY DAVIS PHAM, RAY WHITE CLAYTON, PHONE: +61 432 022 686

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



304/23 BENT STREET, BENTLEIGH, VIC

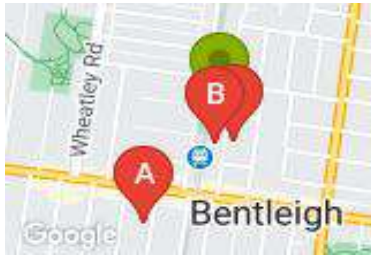
2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$520,000 to \$570,000**

Provided by: Davis Pham, Ray White Clayton

## MEDIAN SALE PRICE



BENTLEIGH, VIC, 3204

Suburb Median Sale Price (Other)

01 January 2024 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



109/29 LORANNE ST, BENTLEIGH, VIC 3204

2 2 1

Sale Price

**\*\$550,000**

Sale Date: 14/05/2024

Distance from Property: 474m



108/11 BENT ST, BENTLEIGH, VIC 3204

2 2 1

Sale Price

**\$575,000**

Sale Date: 06/04/2024

Distance from Property: 120m



101/16 BENT ST, BENTLEIGH, VIC 3204

2 2 1

Sale Price

**\$565,000**

Sale Date: 05/02/2024

Distance from Property: 119m



This report has been compiled on 21/05/2024 by Ray White Clayton. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

304/23 BENT STREET, BENTLEIGH, VIC 3204

### Indicative selling price


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

Price Range: \$520,000 to \$570,000

### Median sale price

Median price

Property type Apartment Suburb BENTLEIGH

Period 01 January 2024 to 31 March 2024 Source 

### Comparable property sales

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

109/29 LORANNE ST, BENTLEIGH, VIC 3204	*\$550,000	14/05/2024
108/11 BENT ST, BENTLEIGH, VIC 3204	\$575,000	06/04/2024
101/16 BENT ST, BENTLEIGH, VIC 3204	\$565,000	05/02/2024

This Statement of Information was prepared on:

21/05/2024