

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

204/23 BENT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$954,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2021

to

31 May 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

107/23 BENT STREET BENTLEIGH VIC 3204	\$495,000	17-Dec-21
1/60-66 PATTERSON ROAD BENTLEIGH VIC 3204	\$550,000	24-Jan-22
102/39 MAVHO STREET BENTLEIGH VIC 3204	\$535,000	21-Mar-22

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: 06 June 2022

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**107/23 BENT STREET BENTLEIGH
 VIC 3204**

 2  1  1

Sold Price

\$495,000

Sold Date

17-Dec-21

Distance

-



**1/60-66 PATTERSON ROAD
 BENTLEIGH VIC 3204**

 2  1  1

Sold Price

\$550,000

Sold Date

24-Jan-22

Distance

1.19km



**102/39 MAVHO STREET
 BENTLEIGH VIC 3204**

 2  1  1

Sold Price

\$535,000

Sold Date

21-Mar-22

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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