

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

6/39 Mavho 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Feb 2021

to

31 Jan 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

111/6 Claire Street McKinnon VIC 3204	\$660,800	05-Aug-21
1/14 South Avenue Bentleigh VIC 3204	\$671,000	18-Oct-21
2/16 Malane Street Bentleigh East VIC 3165	\$680,000	25-Aug-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: 02 February 2022

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**111/6 Claire Street McKinnon VIC 3204**

2
 2
 1

Sold Price

\$660,800

Sold Date

05-Aug-21

Distance

0.92km**1/14 South Avenue Bentleigh VIC 3204**

2
 2
 1

Sold Price

\$671,000

Sold Date

18-Oct-21

Distance

1.43km**2/16 Malane Street Bentleigh East VIC 3165**

2
 2
 1

Sold Price

\$680,000

Sold Date

25-Aug-21

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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