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

G03/17 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price	Property Type	Suburb
$750,000	Unit	Bentleigh

Period - From	to	Source
01/01/2023	31/03/2023	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	Price	Date of sale
1	2/3 Heather St BENTLEIGH EAST 3165	$985,000	18/02/2023
2	301/15 Hamilton St BENTLEIGH 3204	$980,000	10/02/2023
3	1/24 Mavho St BENTLEIGH 3204	$930,000	24/05/2023

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 six months.~~

This Statement of Information was prepared on: 28/06/2023 10:41

CONSUMER AFFAIRS VICTORIA

G03/17 Loranne Street, Bentleigh Vic 3204

RT Edgar

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Property Type:

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
March quarter 2023: $750,000

Comparable Properties

2/3 Heather St BENTLEIGH EAST 3165 (REI/VG)

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Price: $985,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Townhouse (Res)

Agent Comments

301/15 Hamilton St BENTLEIGH 3204 (VG)

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Price: $980,000
Method: Sale
Date: 10/02/2023
Property Type: Strata Unit/Flat

Agent Comments

1/24 Mavho St BENTLEIGH 3204 (REI)

🛏 3   🛁 2   🚗 2

Price: $930,000
Method: Private Sale
Date: 24/05/2023
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088