

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

207/14-18 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Sep 2020

to

31 Aug 2021

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

6/332-338 Centre Road Bentleigh VIC 3204	\$610,000	15-May-21
3/24 Mavho Street Bentleigh VIC 3204	\$621,000	02-Apr-21
103/61 Lees Street McKinnon VIC 3204	\$620,000	13-Mar-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: 30 September 2021



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6/332-338 Centre Road Bentleigh VIC 3204

2 1 1

Sold Price

\$610,000

Sold Date

15-May-21

Distance

0.38km



3/24 Mavho Street Bentleigh VIC 3204

2 1 1

Sold Price

\$621,000

Sold Date

02-Apr-21

Distance

0.47km



103/61 Lees Street McKinnon VIC 3204

2 1 1

Sold Price

\$620,000

Sold Date

13-Mar-21

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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