

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

2/22 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Bentleigh

Period - From

29/07/2019

to

28/07/2020

Source

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	201/79 Mitchell St BENTLEIGH 3204	\$780,000	31/01/2020
2			
3			

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:

29/07/2020 15:36



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$780,000

Median Unit Price

29/07/2019 - 28/07/2020: \$750,000

Comparable Properties

201/79 Mitchell St BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

Price: \$780,000

Method: Sale

Date: 31/01/2020

Property Type: Strata Unit/Flat

Land Size: 1781 sqm approx

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.