

# 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

102/40 Mavho Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$569,000

### Median sale price

Median price

\$669,000

Property Type

Unit

Suburb

Bentleigh

Period - From

13/12/2020

to

12/12/2021

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	3/575 North Rd ORMOND 3204	\$589,000	13/11/2021
2	210/15 Vickery St BENTLEIGH 3204	\$580,000	06/10/2021
3	105/665 Centre Rd BENTLEIGH EAST 3165	\$572,000	02/10/2021

**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:

13/12/2021 18:02

102/40 Mavho Street, Bentleigh Vic 3204

**Jellis  
Craig**

Sarah Gursansky

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**Indicative Selling Price**

\$569,000

**Median Unit Price**

13/12/2020 - 12/12/2021: \$669,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/575 North Rd ORMOND 3204 (REI)**

Agent Comments

 2  2  1

**Price:** \$589,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** Apartment



**210/15 Vickery St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 06/10/2021

**Property Type:** Apartment



**105/665 Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 2  2  1

**Price:** \$572,000

**Method:** Private Sale

**Date:** 02/10/2021

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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