

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

105/29 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Bentleigh

Period - From

22/01/2024

to

21/01/2025

Source

Property Data

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	3/12 Vickery St BENTLEIGH 3204	\$575,000	16/12/2024
2	205/40 Mavho St BENTLEIGH 3204	\$549,500	15/12/2024
3	103/32 Mavho St BENTLEIGH 3204	\$573,000	27/11/2024

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:

22/01/2025 09:25



Property Type: Apartment

Agent Comments

Comparable Properties



3/12 Vickery St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$575,000

Method: Sold Before Auction

Date: 16/12/2024

Property Type: Apartment



205/40 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$549,500

Method: Private Sale

Date: 15/12/2024

Property Type: Apartment



103/32 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$573,000

Method: Private Sale

Date: 27/11/2024

Property Type: Apartment

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