Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	105/29 Loranne Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$637,500	Pro	perty Type Ur	nit		Suburb	Bentleigh
Period - From	22/01/2024	to	21/01/2025	So	urce	Property	v 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

Add	dress 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 comparableproperties 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





Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 22/01/2024 - 21/01/2025: \$637,500



Property Type: Apartment **Agent Comments**

Comparable Properties



3/12 Vickery St BENTLEIGH 3204 (REI)

Price: \$575,000

Method: Sold Before Auction

Date: 16/12/2024

Property Type: Apartment

Agent Comments



205/40 Mavho St BENTLEIGH 3204 (REI)

2

Price: \$549,500



Agent Comments

Method: Private Sale Date: 15/12/2024 Property Type: Apartment



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

Price: \$573,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment

Agent Comments

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





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