

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

203/51 BROWNS ROAD BENTLEIGH EAST VIC 3165

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

\$400,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,124,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|--|--------|-----------|
| 311/24 BECKET AVENUE BENTLEIGH EAST VIC 3165 | 446000 | 04-Jun-24 |
| 103/16 MALANE STREET BENTLEIGH EAST VIC 3165 | 410000 | 11-Oct-24 |
| 3/650 CENTRE ROAD BENTLEIGH EAST VIC 3165 | 410000 | 30-May-24 |

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: 29 November 2024

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**311/24 BECKET AVENUE
BENTLEIGH EAST VIC 3165**

 1  1  1

Sold Price **446000** Sold Date **04-Jun-24**

Distance **0.07km**



**103/16 MALANE STREET
BENTLEIGH EAST VIC 3165**

 1  1  1

Sold Price ^{RS} **410000** Sold Date **11-Oct-24**

Distance **0.31km**



**3/650 CENTRE ROAD BENTLEIGH
EAST VIC 3165**

 1  1  1

Sold Price **410000** Sold Date **30-May-24**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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