

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

108/25 Nicholson 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

\$943,500

 Property Type

Unit

 Suburb

Bentleigh

Period - From

01/07/2023

 to

30/06/2024

 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	102/665 Centre Rd BENTLEIGH EAST 3165	\$540,000	21/08/2024
2	101/14 South Av BENTLEIGH 3204	\$540,000	19/08/2024
3	1/43 Campbell St BENTLEIGH 3204	\$520,000	14/08/2024

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:

02/10/2024 11:18



Property Type: Apartment

Agent Comments

Comparable Properties



102/665 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 21/08/2024

Property Type: Apartment

Land Size: 573 sqm approx



101/14 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 19/08/2024

Property Type: Unit



1/43 Campbell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$520,000

Method: Sold Before Auction

Date: 14/08/2024

Property Type: Apartment

Land Size: 98 sqm approx

Account - Jellis Craig | P: 03 9593 4500