

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

4/22 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$670,500

Property Type

Unit

Suburb

Bentleigh

Period - From

18/03/2021

to

17/03/2022

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	1/39 Mavho St BENTLEIGH 3204	\$749,950	24/11/2021
2	111/16 Bent St BENTLEIGH 3204	\$699,000	25/09/2021
3	2/10 Station Av MCKINNON 3204	\$695,000	24/09/2021

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:

18/03/2022 17:14

4/22 Bent Street, Bentleigh Vic 3204

John Pollard
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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$725,000
Median Unit Price
18/03/2021 - 17/03/2022: \$670,500

Comparable Properties



1/39 Mavho St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$749,950
Method: Sale
Date: 24/11/2021
Property Type: Strata Unit/Flat

111/16 Bent St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$699,000
Method: Sale
Date: 25/09/2021
Property Type: Strata Unit/Flat

2/10 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$695,000
Method: Sold Before Auction
Date: 24/09/2021
Property Type: Apartment

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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