

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

107/23 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$480,000

&

\$510,000

Median sale price

Median price \$1,385,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2021

to

30/09/2021

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	3/22 Walsh St ORMOND 3204	\$515,000	03/09/2021
2	1/545 North Rd ORMOND 3204	\$495,000	13/08/2021
3	101/495 South Rd BENTLEIGH 3204	\$465,000	07/10/2021

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:

22/11/2021 16:19

107/23 Bent Street, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

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Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

September quarter 2021: \$1,385,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/22 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 03/09/2021

Property Type: Apartment

1/545 North Rd ORMOND 3204 (VG)

Agent Comments

2 - -

Price: \$495,000

Method: Sale

Date: 13/08/2021

Property Type: Strata Unit/Flat



101/495 South Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 07/10/2021

Property Type: Apartment

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



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