

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

103/11 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$640,000

&

\$660,000

Median sale price

Median price \$1,023,500

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2022

to 31/12/2022

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	405/730a Centre Rd BENTLEIGH EAST 3165	\$630,000	16/01/2023
2	202/18 Hamilton St BENTLEIGH 3204	\$610,000	09/12/2022
3	11/9 Bent St BENTLEIGH 3204	\$600,000	28/10/2022

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:

01/02/2023 15:40



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$660,000

Median Unit Price

December quarter 2022: \$1,023,500

Comparable Properties



405/730a Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 16/01/2023

Property Type: Apartment



202/18 Hamilton St BENTLEIGH 3204 (REI)

Agent Comments

2
 2
 1

Price: \$610,000

Method: Private Sale

Date: 09/12/2022

Property Type: Apartment



11/9 Bent St BENTLEIGH 3204 (VG)

Agent Comments

2
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Price: \$600,000

Method: Sale

Date: 28/10/2022

Property Type: Strata Unit/Flat