

# 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

101/479-481 South Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$515,000

### Median sale price

Median price \$658,500

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	405/336 South Rd HAMPTON EAST 3188	\$550,000	12/06/2024
2	301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024
3	106/27 Jasper Rd BENTLEIGH 3204	\$510,000	06/05/2024

**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:

01/07/2024 13:47



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**405/336 South Rd HAMPTON EAST 3188 (REI)** Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** Apartment



**301/451 South Rd BENTLEIGH 3204 (REI/VG)** Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Apartment



**106/27 Jasper Rd BENTLEIGH 3204 (REI)** Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 06/05/2024

**Property Type:** Apartment