

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

10/28 CLAIMONT AVENUE BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

5/241-245 CENTRE ROAD BENTLEIGH VIC 3204	\$960,000	23-Sep-24
25/27 PATTERSON ROAD BENTLEIGH VIC 3204	\$885,000	08-Aug-24
2/70-72 WHITMUIR ROAD MCKINNON VIC 3204	\$895,000	15-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 07 October 2024

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**5/241-245 CENTRE ROAD
BENTLEIGH VIC 3204**
 3  1  2

Sold Price

^{RS}
\$960,000

Sold Date

23-Sep-24

Distance

0.61km

**25/27 PATTERSON ROAD
BENTLEIGH VIC 3204**
 3  1  2

Sold Price

^{RS}
\$885,000

Sold Date

08-Aug-24

Distance

0.72km

**2/70-72 WHITMUIR ROAD
MCKINNON VIC 3204**
 3  1  1

Sold Price

^{RS}
\$895,000
^{UN}

Sold Date

15-Jun-24

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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