

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

108/11 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2023 to 31/12/2023 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	112/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/11/2023
2	105/2 Ulupna Rd ORMOND 3204	\$570,000	30/01/2024
3	202/2 Ormond Rd ORMOND 3204	\$570,000	14/11/2023

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:

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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending December 2023: \$945,000

Comparable Properties



112/21-25 Nicholson St BENTLEIGH 3204 (REI) **Agent Comments**

2 2 1

Price: \$600,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: Apartment



105/2 Ulupna Rd ORMOND 3204 (REI/VG) **Agent Comments**

2 2 1

Price: \$570,000

Method: Auction Sale

Date: 30/01/2024

Property Type: Apartment



202/2 Ormond Rd ORMOND 3204 (REI/VG) **Agent Comments**

2 2 1

Price: \$570,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment

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