

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

202/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2020

to

31/12/2020

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	305/6-8 Blair St BENTLEIGH 3204	\$595,000	07/11/2020
2	107/11-13 Bent St BENTLEIGH 3204	\$580,000	19/02/2021
3	303/23 Bent St BENTLEIGH 3204	\$575,000	28/11/2020

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:

08/04/2021 14:38



2 2 1

Property Type: Apartment

Agent Comments

Sumptuous 2 bedroom 2 bathroom 2nd floor security apartment. Beautifully crafted with exquisite Oak floors, this premier lifestyle abode enjoys a gorgeous living & dining area, Smeg stone kitchen, a louvred balcony sublime main bedroom (study nook, BIRs & chic ensuite) and a vogue bathroom/laundry. Live in or let out, complete with dual lift access, R/C air cond, video intercom, secure basement parking (B2) and storage. McKinnon Secondary College zone, a heartbeat to Centre Road shops, trendy cafes, train and Allnutt Park.

Comparable Properties

**305/6-8 Blair St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 2 1

Price: \$595,000**Method:** Private Sale**Date:** 07/11/2020**Property Type:** Apartment**107/11-13 Bent St BENTLEIGH 3204 (REI)**

Agent Comments

2 2 1

Price: \$580,000**Method:** Sold Before Auction**Date:** 19/02/2021**Property Type:** Apartment**303/23 Bent St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 2 1

Price: \$575,000**Method:** Auction Sale**Date:** 28/11/2020**Property Type:** Apartment**Land Size:** 1057 sqm approx