

# 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

105/27-29 Bent Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$600,000 & \$650,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 26/08/2023 to 25/08/2024 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	201/650 Centre Rd BENTLEIGH EAST 3165	\$640,000	22/06/2024
2	1/15 Bent St BENTLEIGH 3204	\$635,000	11/04/2024
3	203/575 North Rd ORMOND 3204	\$607,000	03/04/2024

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:

26/08/2024 13:36

105/27-29 Bent Street, Bentleigh Vic 3204

**Jellis  
Craig**

Aqil Saibo

9194 1200

0434 148 809

aqilsaibo@jellisrcraig.com.au



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

26/08/2023 - 25/08/2024: \$850,000

## Comparable Properties



**201/650 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Unit

**1/15 Bent St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Apartment



**203/575 North Rd ORMOND 3204 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$607,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9194 1200



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