

# 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

107/11 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 \$550,000 & \$580,000

### 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	102/6-8 Blair St BENTLEIGH 3204	\$600,000	12/10/2020
2	305/6-8 Blair St BENTLEIGH 3204	\$595,000	07/11/2020
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:

02/02/2021 17:10



**Property Type:** Apartment

Agent Comments

Designer 1st floor 2 bedroom 2 bathroom security apartment with leafy views, featuring a stylish stone kitchen (Ilve appliances), an east-facing living area, covered balcony, marble look bathrooms (ensuite), lift access, R/C air cond, double glazing, 1st floor storage & secure basement parking. McKinnon College zone, a heartbeat to Centre Road shops, cafes, train & parks.

## Comparable Properties



**102/6-8 Blair St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 12/10/2020

**Property Type:** Apartment

**Land Size:** 1492 sqm approx



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

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 07/11/2020

**Property Type:** Apartment



**303/23 Bent St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$575,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** Apartment

**Land Size:** 1057 sqm approx