

# 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

G01/23 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)

Single price \$\* or range between \$\* 550,000 & \$ 590,000

### Median sale price

Median price \$ 625,000

Property type

Unit

Suburb

Bentleigh

Period - From

2021 Q4

to

2022 Q3

Source

REIV

### Comparable property sales

**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 3/114 Tucker Road, Bentleigh	\$ 595,000	30/11/2022
2 108/22 Bent Street, Bentleigh	\$ 590,000	27/10/2022
3 109/3 Faulkner Street, Bentleigh	\$ 585,000	09/08/2022

~~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: 09/01/2023