

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

5/372 CENTRE ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

1/24 MAVHO STREET BENTLEIGH VIC 3204	\$930,000	23-May-23
9/17 LORANNE STREET BENTLEIGH VIC 3204	\$940,000	22-Sep-23
304/11 BENT STREET BENTLEIGH VIC 3204	\$930,000	21-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 24 October 2023

Tony Dimopoulos
P 9568 8000
M 0499 362 646
E tony.dimopoulos@tgnewton.com.au



1/24 MAVHO STREET BENTLEIGH VIC 3204

3 2 2

Sold Price

\$930,000

Sold Date **23-May-23**

Distance **0.18km**



9/17 LORANNE STREET BENTLEIGH VIC 3204

3 2 2

Sold Price

^{RS} **\$940,000**

Sold Date **22-Sep-23**

Distance **0.21km**



304/11 BENT STREET BENTLEIGH VIC 3204

3 2 2

Sold Price

^{RS} **\$930,000**

Sold Date **21-Aug-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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