

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

208/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$845,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2024

to 30/09/2024

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	108/25 Nicholson St BENTLEIGH 3204	\$580,000	24/10/2024
2	304/25 Nicholson St BENTLEIGH 3204	\$600,000	18/09/2024
3			

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:

20/12/2024 10:16



Property Type: Apartment

Comparable Properties



108/25 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$580,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: Apartment

304/25 Nicholson St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 18/09/2024

Property Type: Strata Unit/Flat

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.