

## 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

103/16 MALANE STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,152,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Sep 2023

to

31 Aug 2024

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

|  |           |           |
|--|-----------|-----------|
| 107/24 BECKET AVENUE BENTLEIGH EAST VIC 3165       | \$375,000 | 08-Jul-24 |
| 103/650 CENTRE ROAD BENTLEIGH EAST VIC 3165        | \$410,000 | 30-May-24 |
| 102/170 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165 | \$395,000 | 29-Apr-24 |

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: 11 September 2024

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**107/24 BECKET AVENUE  
BENTLEIGH EAST VIC 3165**

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Sold Price **\$375,000** Sold Date **08-Jul-24**Distance **0.27km****103/650 CENTRE ROAD  
BENTLEIGH EAST VIC 3165**

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Sold Price <sup>RS</sup> **\$410,000** Sold Date **30-May-24**Distance **0.29km****102/170 EAST BOUNDARY ROAD  
BENTLEIGH EAST VIC 3165**

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Sold Price **\$395,000** Sold Date **29-Apr-24**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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