

# 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

202/495 South Road, 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

\$479,000

### Median sale price

Median price

\$735,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2020

to

30/06/2020

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	105/8 Railway Cr BENTLEIGH 3204	\$490,000	17/08/2020
2	101/451 South Rd BENTLEIGH 3204	\$480,000	20/04/2020
3	207/1 Major St HIGHETT 3190	\$475,000	14/05/2020

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:

23/09/2020 14:03



**Property Type:** Apartment

Agent Comments

This radiant 2 bedroom, 1 bathroom top floor security apartment blends soft warm tones with urban living

## Comparable Properties



**105/8 Railway Cr BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 17/08/2020

**Property Type:** Apartment



**101/451 South Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 20/04/2020

**Rooms:** 3

**Property Type:** Apartment

**207/1 Major St HIGHETT 3190 (VG)**

Agent Comments



**Price:** \$475,000

**Method:** Sale

**Date:** 14/05/2020

**Property Type:** Flat/Unit/Apartment (Res)