

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

5/15 BENT STREET 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2021

to

30 Apr 2022

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

102/40 MAVHO STREET BENTLEIGH VIC 3204	\$565,000	20-Jan-22
201/16 BENT STREET BENTLEIGH VIC 3204	\$570,000	08-Oct-21
210/15 VICKERY STREET BENTLEIGH VIC 3204	\$580,000	06-Oct-21

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: 05 May 2022



102/40 MAVHO STREET BENTLEIGH VIC 3204

 2  2  1

Sold Price

\$565,000

Sold Date

20-Jan-22

Distance

0.37km



201/16 BENT STREET BENTLEIGH VIC 3204

 2  2  1

Sold Price

\$570,000

Sold Date

08-Oct-21

Distance

0.07km



210/15 VICKERY STREET BENTLEIGH VIC 3204

 2  2  1

Sold Price

\$580,000

Sold Date

06-Oct-21

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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