

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

106/29 LORANNE 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,750

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2023

to

31 Jul 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

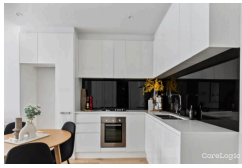
Date of sale

109/29 LORANNE STREET BENTLEIGH VIC 3204	\$550,000	07-May-24
110/29 LORANNE STREET BENTLEIGH VIC 3204	\$525,000	20-Nov-23
207/39 MAVHO STREET BENTLEIGH VIC 3204	\$510,000	29-Jul-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: 12 August 2024



**109/29 LORANNE STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$550,000** Sold Date **07-May-24**

Distance **0km**



**110/29 LORANNE STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$525,000** Sold Date **20-Nov-23**

Distance **0.02km**



**207/39 MAVHO STREET
BENTLEIGH VIC 3204**

2 1 1

Sold Price **\$510,000** Sold Date **29-Jul-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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