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

101/39 Mavho Street, Bentleigh Vic 3204

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$520,000

Median sale price

Median price	\$957,000	Pro	operty Type Unit	t		Suburb	Bentleigh
Period - From	01/01/2021	to	31/03/2021	Soι	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	108/66 Bent St MCKINNON 3204	\$585,000	22/03/2021
2	107/11-13 Bent St BENTLEIGH 3204	\$580,000	19/02/2021
3	202/16 Bent St BENTLEIGH 3204	\$550,000	12/04/2021

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:

03/05/2021 11:22





Ari Levin





Property Type: Apartment Agent Comments

9573 6100 0407 412 142 arilevin@jelliscraig.com.au

Indicative Selling Price \$520,000 Median Unit Price March quarter 2021: \$957,000

Comparable Properties



108/66 Bent St MCKINNON 3204 (REI)

107/11-13 Bent St BENTLEIGH 3204 (REI)



Price: \$585,000 Method: Private Sale Date: 22/03/2021 Property Type: Apartment Agent Comments

Agent Comments



Price: \$580,000 Method: Sold Before Auction Date: 19/02/2021 Property Type: Apartment

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2

202/16 Bent St BENTLEIGH 3204 (REI)



Agent Comments



Price: \$550,000 Method: Private Sale Date: 12/04/2021 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.