

# 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

113 / 16 BENT STREET, 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:

\$529,000

### Median sale price

Median price

\$600,000

Property type

Unit

Suburb

BENTLEIGH VIC 3204

Period - From

11/03/2020

to

11/03/2021

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 103/495 South Road, Bentleigh Vic 3204	\$530,000	04/03/2021
2. 9/332-338 Centre Road, Bentleigh Vic 3204	\$537,000	06/03/2021
3. 303/23 Bent Street, Bentleigh Vic 3204	\$575,000	28/11/2020

This Statement of Information was prepared on:

22/03/2021