

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

2/45 Bent Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$855,000

Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2022

to

30/09/2022

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	12 Werona St BENTLEIGH 3204	\$900,000	15/10/2022
2	2/1 Adam St BENTLEIGH 3204	\$890,000	27/07/2022
3	4/2 Capitol Av MCKINNON 3204	\$885,000	14/06/2022

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:

25/10/2022 11:54

2/45 Bent Street, Bentleigh Vic 3204



 2  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$855,000
Median Unit Price
September quarter 2022: \$915,000

Comparable Properties



12 Werona St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$900,000
Method: Auction Sale
Date: 15/10/2022
Property Type: Townhouse (Res)

2/1 Adam St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$890,000
Method: Private Sale
Date: 27/07/2022
Rooms: 3
Property Type: Unit
Land Size: 215 sqm approx



4/2 Capitol Av MCKINNON 3204 (VG)

Agent Comments

 2  -  -

Price: \$885,000
Method: Sale
Date: 14/06/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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