

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

304/23 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$560,000

&

\$580,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Bentleigh

Period - From 05/04/2023

to

04/04/2024

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	6/9 Dunlop Av ORMOND 3204	\$570,000	18/03/2024
2	5/13 Elm Gr MCKINNON 3204	\$561,000	17/01/2024
3	10/60-66 Patterson Rd BENTLEIGH 3204	\$560,000	15/03/2024

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:

05/04/2024 13:13



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$580,000

Median Unit Price

05/04/2023 - 04/04/2024: \$692,500

Comparable Properties



6/9 Dunlop Av ORMOND 3204 (REI)

Agent Comments

2
 1
 1

Price: \$570,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment



5/13 Elm Gr MCKINNON 3204 (REI/VG)

Agent Comments

2
 1
 1

Price: \$561,000

Method: Private Sale

Date: 17/01/2024

Property Type: Unit



10/60-66 Patterson Rd BENTLEIGH 3204 (REI) Agent Comments

2
 1
 1

Price: \$560,000

Method: Private Sale

Date: 15/03/2024

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222