## 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$560,000		&		\$580,000			
Median sale p	rice							
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	05/04/2023	to	04/04/2024		So	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.

Ad	dress 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









**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)

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

1



Price: \$570,000 Method: Private Sale Date: 18/03/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$561,000 Method: Private Sale Date: 17/01/2024 Property Type: Unit

2

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



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



propertydata

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