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

208/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

| For the meaning of t | his price see | consumer.vic.gov.au/underquoting | |
|----------------------|---------------|----------------------------------|--|
| | | | |

Single price \$610,000

Median sale price

| Median price | \$880,000 | Pro | perty Type Unit | t | | Suburb | Bentleigh |
|---------------|------------|-----|-----------------|----|------|--------|-----------|
| Period - From | 01/01/2025 | to | 31/03/2025 | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 209/15 Vickery St BENTLEIGH 3204 | \$625,000 | 31/03/2025 |
| 2 | 111/25 Nicholson St BENTLEIGH 3204 | \$635,000 | 12/03/2025 |
| 3 | 203/22 Bent St BENTLEIGH 3204 | \$595,000 | 24/01/2025 |

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:

22/05/2025 11:27





Kosta Mesaritis





Property Type: Apartment

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$610,000 Median Unit Price March quarter 2025: \$880,000

Comparable Properties

| | 209/15 Vickery St BENTLEIGH 3204 (REI/VG) 2 2 2 1 Price: \$625,000 Method: Private Sale Date: 31/03/2025 Property Type: Apartment | Agent Comments |
|---------|--|----------------|
| Lan Ner | 111/25 Nicholson St BENTLEIGH 3204 (REI/VG) 1 2 1 Price: \$635,000 Method: Sold Before Auction Date: 12/03/2025 Property Type: Apartment | Agent Comments |
| | 203/22 Bent St BENTLEIGH 3204 (VG) 2 2 - - Price: \$595,000 Method: Sale Date: 24/01/2025 Property Type: Strata Unit/Flat | Agent Comments |

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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