

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

1/28 MONASH STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

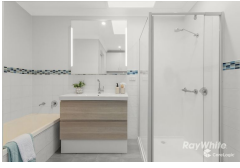
Date of sale

1/19 DARLING STREET HUGHESDALE VIC 3166	\$722,500	14-Oct-23
1/3 BOWEN STREET HUGHESDALE VIC 3166	\$685,000	29-Aug-23
2/12 CURTIN STREET BENTLEIGH EAST VIC 3165	\$661,000	16-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 03 November 2023


**1/19 DARLING STREET
HUGHESDALE VIC 3166**
 2
  1
  2

Sold Price

^{RS}
\$722,500

Sold Date

14-Oct-23

Distance

1.22km

**1/3 BOWEN STREET HUGHESDALE
VIC 3166**
 2
  1
  2

Sold Price

\$685,000

Sold Date

29-Aug-23

Distance

1.24km

**2/12 CURTIN STREET BENTLEIGH
EAST VIC 3165**
 2
  1
  1

Sold Price

\$661,000

Sold Date

16-Jun-23

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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