

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

101/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$535,000 & \$585,000

Median sale price

Median price \$636,500 Property Type Unit Suburb Bentleigh

Period - From 08/12/2022 to 07/12/2023 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	301/23 Bent St BENTLEIGH 3204	\$600,000	25/07/2023
2	2/15 Bent St BENTLEIGH 3204	\$580,000	12/11/2023
3	4/23 Bent St BENTLEIGH 3204	\$565,000	07/10/2023

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:

08/12/2023 09:58

Ryan Castles
03 9521 9800
0499 003 879
ryan.castles@belleproperty.com



2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$535,000 - \$585,000
Median Unit Price
08/12/2022 - 07/12/2023: \$636,500

Comparable Properties

301/23 Bent St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 25/07/2023
Property Type: Strata Unit/Flat



2/15 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$580,000
Method: Private Sale
Date: 12/11/2023
Property Type: Unit



4/23 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$565,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Apartment
Land Size: 117.50 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840