

# 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 101/479-481 South Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$530,000

### Median sale price

Median price \$666,000 Property Type Unit Suburb Bentleigh

Period - From 28/05/2023 to 27/05/2024 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	243/75 Graham Rd HIGHETT 3190	\$565,000	27/05/2024
2	104/336 South Rd HAMPTON EAST 3188	\$560,000	12/04/2024
3	109/29 Loranne St BENTLEIGH 3204	\$550,000	14/05/2024

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: 28/05/2024 14:56



**Property Type:** Apartment

## Comparable Properties



**243/75 Graham Rd HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** Apartment



**104/336 South Rd HAMPTON EAST 3188 (REI)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 12/04/2024

**Property Type:** Apartment



**109/29 Loranne St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Apartment