

## 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

102/15 BENT STREET BENTLEIGH VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$943,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2023

to

30 Apr 2024

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

108/11 BENT STREET BENTLEIGH VIC 3204	\$575,000	06-Apr-24
308/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$590,000	26-Jan-24
101/16 BENT STREET BENTLEIGH VIC 3204	\$565,000	05-Feb-24

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: 29 May 2024



**108/11 BENT STREET BENTLEIGH  
VIC 3204**

2 2 1

Sold Price **\$575,000** Sold Date **06-Apr-24**

Distance **0.03km**



**308/25 NICHOLSON STREET  
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$590,000** Sold Date **26-Jan-24**

Distance **0.11km**



**101/16 BENT STREET BENTLEIGH  
VIC 3204**

2 2 1

Sold Price **\$565,000** Sold Date **05-Feb-24**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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