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

108/11 Bent Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$550,000		&		\$580,000				
Median sale p	rice								
Median price	\$945,000	Pro	operty Type	Unit			Suburb	Bentleigh	
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	112/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/11/2023
2	105/2 Ulupna Rd ORMOND 3204	\$570,000	30/01/2024
3	202/2 Ormond Rd ORMOND 3204	\$570,000	14/11/2023

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:

12/03/2024 16:48









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$550,000 - \$580,000 Median Unit Price Year ending December 2023: \$945,000

Comparable Properties



112/21-25 Nicholson St BENTLEIGH 3204 (REI) Agent Comments



Price: \$600,000 Method: Sold Before Auction Date: 30/11/2023 Property Type: Apartment



105/2 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$570,000 Method: Auction Sale Date: 30/01/2024 Property Type: Apartment

202/2 Ormond Rd ORMOND 3204 (REI/VG)



204 (REI/VG) Agent Comments

Price: \$570.000

Method: Private Sale Date: 14/11/2023 Property Type: Apartment

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propertydata

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