

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

108/39 MAVHO STREET BENTLEIGH VIC 3204

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

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

204/24 MAVHO STREET BENTLEIGH VIC 3204	\$599,999	08-Apr-24
108/11 BENT STREET BENTLEIGH VIC 3204	\$575,000	08-Apr-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: 01 May 2024

**204/24 MAVHO STREET
BENTLEIGH VIC 3204**

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Sold Price ^{RS} **\$599,999** ^{UN} Sold Date **08-Apr-24**Distance **0.13km****108/11 BENT STREET BENTLEIGH
VIC 3204**

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Sold Price ^{RS} **\$575,000** Sold Date **08-Apr-24**Distance **0.39km****101/16 BENT STREET BENTLEIGH
VIC 3204**

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Sold Price **\$565,000** Sold Date **05-Feb-24**Distance **0.44km****RS** = Recent sale**UN** = Undisclosed Sale

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