

## 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

11 LUCKINS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,685,000

Property type

House

Suburb

Bentleigh

Period-from

01 Jan 2023

to

31 Dec 2023

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

9 LUCKINS ROAD BENTLEIGH VIC 3204	\$1,571,000	22-Aug-22
80 FROMER STREET BENTLEIGH VIC 3204	\$1,550,000	20-May-23
27 GILMOUR ROAD BENTLEIGH VIC 3204	\$1,620,000	13-Sep-23

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: 17 January 2024



**9 LUCKINS ROAD BENTLEIGH VIC 3204**

Sold Price

**\$1,571,000**

Sold Date **22-Aug-22**

- 1 -

Distance **0.02km**



**80 FROMER STREET BENTLEIGH VIC 3204**

Sold Price

**\$1,550,000**

Sold Date **20-May-23**

4 2 2

Distance **0.33km**



**27 GILMOUR ROAD BENTLEIGH VIC 3204**

Sold Price

**\$1,620,000**

Sold Date **13-Sep-23**

3 2 2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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