

## 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

204/24 MAVHO 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Feb 2023

to

31 Jan 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

211/277 CENTRE ROAD BENTLEIGH VIC 3204	\$659,000	27-Nov-23
203/18 HAMILTON STREET BENTLEIGH VIC 3204	\$610,000	26-Aug-23
11/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$630,000	31-Oct-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: 16 February 2024



**211/277 CENTRE ROAD BENTLEIGH VIC 3204** Sold Price

**\$659,000** Sold Date **27-Nov-23**

2 2 1

Distance **0.25km**



**203/18 HAMILTON STREET BENTLEIGH VIC 3204**

Sold Price

**\$610,000** Sold Date **26-Aug-23**

2 2 1

Distance **0.38km**



**11/25 NICHOLSON STREET BENTLEIGH VIC 3204**

Sold Price

<sup>RS</sup> **\$630,000** Sold Date **31-Oct-23**

2 2 -

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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