

## 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

208/11 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

\$639,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Apr 2023

to

31 Mar 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

103/11 BENT STREET BENTLEIGH VIC 3204	\$635,000	12-Feb-23
304/11 BENT STREET BENTLEIGH VIC 3204	\$930,000	21-Aug-23
9/22 BENT STREET BENTLEIGH VIC 3204	\$725,000	06-Dec-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: 05 April 2024



**103/11 BENT STREET BENTLEIGH  
VIC 3204**

 2  2  1

Sold Price

**\$635,000**

Sold Date

**12-Feb-23**

Distance

**0km**



**304/11 BENT STREET BENTLEIGH  
VIC 3204**

 3  2  2

Sold Price

**\$930,000**

Sold Date

**21-Aug-23**

Distance

**0.02km**



**9/22 BENT STREET BENTLEIGH VIC  
3204**

 2  2  1

Sold Price

**\$725,000**

Sold Date

**06-Dec-23**

Distance

**0.09km**



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

 2  2  -

Sold Price

**\$630,000**

Sold Date

**20-Nov-23**

Distance

**0.1km**



**12/16 BENT STREET BENTLEIGH  
VIC 3204**

 2  1  1

Sold Price

**\$666,000**

Sold Date

**22-Sep-23**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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