

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

23B MCARTHUR 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,661,944

Property type

House

Suburb

Bentleigh

Period-from

01 Jun 2023

to

31 May 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

26B MCARTHUR STREET BENTLEIGH VIC 3204	\$1,460,000	09-May-24
25B LUCKINS ROAD BENTLEIGH VIC 3204	\$1,420,000	14-May-24
4A ROSINA STREET BENTLEIGH VIC 3204	\$1,560,000	11-Apr-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: 04 June 2024

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26B MCARTHUR STREET BENTLEIGH VIC 3204

4 2 1

Sold Price ^{RS} **\$1,460,000** ^{UN} Sold Date **09-May-24**

Distance **0.1km**



25B LUCKINS ROAD BENTLEIGH VIC 3204

4 2 2

Sold Price ^{RS} **\$1,420,000** ^{UN} Sold Date **14-May-24**

Distance **1.53km**



4A ROSINA STREET BENTLEIGH VIC 3204

4 2 2

Sold Price **\$1,560,000** Sold Date **11-Apr-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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