

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 3/170 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$600,000

Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2023

to 31/12/2023

Source REIV

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 six 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
1	207/22 Bent St BENTLEIGH 3204	\$600,000	11/08/2023
2	301/23 Bent St BENTLEIGH 3204	\$600,000	25/07/2023
3			

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 six months.~~

This Statement of Information was prepared on:

24/01/2024 20:11



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000

Median Unit Price

Year ending December 2023: \$1,250,000

Comparable Properties



207/22 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Sold Before Auction

Date: 11/08/2023

Property Type: Unit

301/23 Bent St BENTLEIGH 3204 (VG)

Agent Comments

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Price: \$600,000

Method: Sale

Date: 25/07/2023

Property Type: Strata Unit/Flat

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 six months.

Account - Lynchs Real Estate | P: 03 9555 1911



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