

## 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

42 CAMPBELL 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

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,661,944

Property type

House

Suburb

Bentleigh

Period-from

01 May 2023

to

30 Apr 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

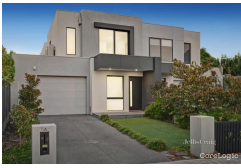
Date of sale

33A WRIGHT STREET BENTLEIGH VIC 3204	\$1,875,000	06-Apr-24
41B NORTH AVENUE BENTLEIGH VIC 3204	\$1,720,000	23-Mar-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: 17 May 2024



**33A WRIGHT STREET BENTLEIGH  
VIC 3204**

4 2 1

Sold Price <sup>RS</sup> **\$1,875,000** <sup>UN</sup> Sold Date **06-Apr-24**

Distance **0.54km**



**41B NORTH AVENUE BENTLEIGH  
VIC 3204**

4 3 2

Sold Price <sup>RS</sup> **\$1,720,000** Sold Date **23-Mar-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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