

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 5/37 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2023 to 31/03/2024 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	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023
2	3/21 Barry St BENTLEIGH 3204	\$1,084,000	11/11/2023
3	7/28 Clairmont Av BENTLEIGH 3204	\$960,000	02/03/2024

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: 22/04/2024 15:44



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2024: \$965,000

Comparable Properties



2/558 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,110,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)



3/21 Barry St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,084,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)



7/28 Clairmont Av BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$960,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)