

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

6/11 SOUTH AVENUE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/22 SOUTH AVENUE BENTLEIGH VIC 3204	\$745,000	06-Feb-23
10/22 SOUTH AVENUE BENTLEIGH VIC 3204	\$665,000	28-Jun-22
1/7-9 SOUTH AVENUE BENTLEIGH VIC 3204	\$562,500	31-May-22

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: 21 November 2023

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2/22 SOUTH AVENUE BENTLEIGH VIC 3204 Sold Price **\$745,000** Sold Date **06-Feb-23**

3 2 2

Distance **0.09km**



10/22 SOUTH AVENUE BENTLEIGH VIC 3204 Sold Price **\$665,000** Sold Date **28-Jun-22**

2 2 1

Distance **0.12km**



1/7-9 SOUTH AVENUE BENTLEIGH VIC 3204 Sold Price **\$562,500** Sold Date **31-May-22**

2 1 1

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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