

# 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

7/39 Mavho 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)

Range between \$690,000 & \$740,000

### Median sale price

Median price \$945,000 Property Type Unit Suburb Bentleigh

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	308/277 Centre Rd BENTLEIGH 3204	\$755,000	12/09/2023
2	6/6 Claire St MCKINNON 3204	\$720,000	20/09/2023
3	109/18 Hamilton St BENTLEIGH 3204	\$700,000	24/10/2023

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:

07/02/2024 14:12



**Property Type:**

Agent Comments

## Comparable Properties

**308/277 Centre Rd BENTLEIGH 3204 (VG)**

Agent Comments



**Price:** \$755,000

**Method:** Sale

**Date:** 12/09/2023

**Property Type:** Strata Unit/Flat

**Land Size:** 1570 sqm approx



**6/6 Claire St MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Apartment



**109/18 Hamilton St BENTLEIGH 3204 (REI/VG)** Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Apartment