

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

209/11 Bent Street 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2020

to

31 May 2021

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

4/19 Gray Street Bentleigh East VIC 3165	\$440,000	11-Apr-21
1/21 Lillimur Road Ormond VIC 3204	\$450,000	05-Apr-21
5/23 Hodder Street Brighton East VIC 3187	\$470,000	27-Mar-21

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: 25 June 2021



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4/19 Gray Street Bentleigh East VIC 3165 Sold Price **\$440,000** Sold Date **11-Apr-21**

1 1 1

Distance **1.4km**



1/21 Lillimur Road Ormond VIC 3204 Sold Price **\$450,000** Sold Date **05-Apr-21**

1 1 1

Distance **1.7km**



5/23 Hodder Street Brighton East VIC 3187 Sold Price **\$470,000** Sold Date **27-Mar-21**

1 1 1

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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