

## 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

111/16 Bent 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

\$698,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2019

to

30 Apr 2020

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

7/15 Vickery Street Bentleigh VIC 3204	\$870,000	29-Mar-19
5/22 Bent Street Bentleigh VIC 3204	\$762,000	10-May-19
10/25 Nicholson Street Bentleigh VIC 3204	\$852,500	26-Sep-19

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: 09 May 2020


**7/15 Vickery Street Bentleigh VIC 3204**
 3  2  2

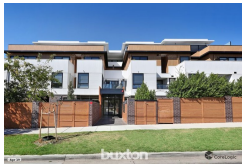
Sold Price

**\$870,000**

Sold Date

**29-Mar-19**

Distance

**0.03km**

**5/22 Bent Street Bentleigh VIC 3204**
 3  2  2

Sold Price

**\$762,000**

Sold Date

**10-May-19**

Distance

**0.05km**

**10/25 Nicholson Street Bentleigh VIC 3204**
 3  2  2

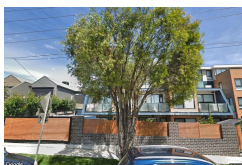
Sold Price

**\$852,500**

Sold Date

**26-Sep-19**

Distance

**0.18km**

**303/29 Loranne Street Bentleigh VIC 3204**
 3  2  2

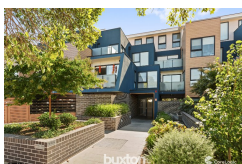
Sold Price

**\$865,000**

Sold Date

**14-Dec-18**

Distance

**0.42km**

**5/29 Loranne Street Bentleigh VIC 3204**
 3  2  2

Sold Price

**\$890,000**

Sold Date

**20-Apr-19**

Distance

**0.42km**

**108/24 Mavho Street Bentleigh VIC 3204**
 3  2  2

Sold Price

**\$788,500**

Sold Date

**14-Jul-19**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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**205/66 Bent Street McKinnon VIC  
3204**

Sold Price

**\$762,100**

Sold Date

**13-Jan-20**

3 2 2

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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