

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

4/15 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$565,000

&

\$610,000

Median sale price

Median price \$716,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2019

to

30/06/2019

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	201/15 Bent St BENTLEIGH 3204	\$605,000	23/01/2019
2	204/18 Hamilton St BENTLEIGH 3204	\$597,000	22/12/2018
3	3/15 Bent St BENTLEIGH 3204	\$580,000	21/12/2018

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:

03/10/2019 17:08



Property Type:

Agent Comments

Comparable Properties



201/15 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 23/01/2019

Property Type: Apartment

204/18 Hamilton St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$597,000

Method: Sale

Date: 22/12/2018

Property Type: Flat/Unit/Apartment (Res)



3/15 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 21/12/2018

Property Type: Apartment