

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

102/16 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

or range
between

\$545,000

&

\$585,000

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

109/22 BENT STREET BENTLEIGH VIC 3204	\$555,000	20-Feb-23
304/22 BENT STREET BENTLEIGH VIC 3204	\$575,000	14-Feb-23
103/11 BENT STREET BENTLEIGH VIC 3204	\$635,000	12-Feb-23

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: 13 November 2023

**ENTRE SHIELD**

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**109/22 BENT STREET BENTLEIGH
VIC 3204**

Sold Price

\$555,000

Sold Date

20-Feb-23

2 2 1

Distance

0.06km**304/22 BENT STREET BENTLEIGH
VIC 3204**

Sold Price

\$575,000

Sold Date

14-Feb-23

2 2 1

Distance

0.06km**103/11 BENT STREET BENTLEIGH
VIC 3204**

Sold Price

\$635,000

Sold Date

12-Feb-23

2 2 1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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