

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

202/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$619,000

Median sale price

Median price \$917,500

House

Unit

X

Suburb

Bentleigh

Period - From 01/07/2017

to 30/06/2018

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	10/39 Mavho St BENTLEIGH 3204	\$620,000	28/06/2018
2	207/3 Faulkner St BENTLEIGH 3204	\$600,500	24/06/2018
3	105/144 Mckinnon Rd MCKINNON 3204	\$595,000	20/05/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

In the acclaimed 'Rita' building, located within the highly sought after McKinnon Secondary College zone, this 2nd floor 2 bedroom 2 bathroom security apartment brilliantly infuses luxurious designer finishes with a fabulous lifestyle.

Comparable Properties



10/39 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$620,000

Method: Sold After Auction

Date: 28/06/2018

Rooms: -

Property Type: Apartment

207/3 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$600,500

Method: Sold Before Auction

Date: 24/06/2018

Rooms: -

Property Type: Apartment



105/144 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$595,000

Method: Sold After Auction

Date: 20/05/2018

Rooms: -

Property Type: Apartment