

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

6/11 SOUTH AVENUE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Feb 2023

to

31 Jan 2024

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

Address of comparable property	Price	Date of sale
111/285-305 CENTRE ROAD BENTLEIGH VIC 3204	\$620,000	10-Feb-24

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: 27 February 2024

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au

**111/285-305 CENTRE ROAD
BENTLEIGH VIC 3204**

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Sold Price

RS

\$620,000

Sold Date

10-Feb-24

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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