

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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$943,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2023

to

30 Apr 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

2/2 WERONA STREET BENTLEIGH VIC 3204	\$595,000	04-Mar-24
102/555 HIGHETT ROAD HIGHETT VIC 3190	\$565,000	19-Apr-24
10/60-66 PATTERSON ROAD BENTLEIGH VIC 3204	\$560,000	15-Mar-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: 09 May 2024

Michael Townsend
 P 95275563
 M 0406823776
 E michaeltownsend@mcgrath.com.au



**2/2 WERONA STREET BENTLEIGH
 VIC 3204**

2 1 1

Sold Price **\$595,000** Sold Date **04-Mar-24**

Distance **0.27km**



**102/555 HIGHETT ROAD HIGHETT
 VIC 3190**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **19-Apr-24**

Distance **2.17km**



**10/60-66 PATTERSON ROAD
 BENTLEIGH VIC 3204**

2 1 1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **15-Mar-24**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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