

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address 113 / 16 BENT STREET, BENTLEIGH VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$579,950

### Median sale price

Median price \$600,000 Property type Unit Suburb BENTLEIGH VIC 3204  
Period - From 29/09/2019 to 29/09/2020 Source www.realestate.com.au

### Comparable property sales

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. 5/332-338 Centre Road, Bentleigh Vic 3204	\$586,500	18/05/2020
2. 207/21-25 Nicholson Street, Bentleigh Vic 3204	\$600,000	30/04/2020
3. 113/21-25 Nicholson Street, Bentleigh Vic 3204	\$600,000	17/08/2020

This Statement of Information was prepared on: 16/10/2020