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	3/28 CLAIRMONT 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	$950,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$945,000	Property type	Unit	Suburb	Bentleigh
Period-from	01 Mar 2024	to	28 Feb 2025	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
9/28 CLAIRMONT AVENUE BENTLEIGH VIC 3204	$956,000	25-Nov-24
10/28 CLAIRMONT AVENUE BENTLEIGH VIC 3204	$962,500	04-Nov-24
12/1D TOVAN AKAS AVENUE BENTLEIGH VIC 3204	$932,500	15-Feb-25

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: 19 March 2025

OBrien Real Estate

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9/28 CLAIRMONT AVENUE BENTLEIGH VIC 3204

3 2 2

Sold Price **$956,000** Sold Date **25-Nov-24**

Distance **0km**



10/28 CLAIRMONT AVENUE BENTLEIGH VIC 3204

3 2 2

Sold Price **$962,500** Sold Date **04-Nov-24**

Distance **0km**



12/1D TOVAN AKAS AVENUE BENTLEIGH VIC 3204

3 2 2

Sold Price RS **$932,500** Sold Date **15-Feb-25**

Distance **0.08km**

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

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