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	103/32 Mavho Street, Bentleigh, VIC 3204

Indicative selling price

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

Range between $585,000 &

Median sale price

Median price 950,000 Property Type Unit Suburb BENTLEIGH

Period - From 06/05/2024 to 05/11/2024 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 3/24 Mavho Street Bentleigh Vic 3204	$575,000	2024-08-02
2 108/39 Mavho Street Bentleigh Vic 3204	$590,000	2024-05-23
3		

This Statement of Information was prepared on: 06/11/2024