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	6/23 Charles Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $640,000

Median sale price

Median price $657,000 Property Type Unit Suburb Bentleigh East

Period - From 10/12/2023 to 09/12/2024 Source Property Data

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 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	3/16 Argyle St BENTLEIGH EAST 3165	$610,000	29/11/2024
2	12/26 Holloway St ORMOND 3204	$622,500	12/09/2024
3			

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 six months.

This Statement of Information was prepared on: 10/12/2024 17:13

6/23 Charles Street, Bentleigh East Vic 3165

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$640,000
Median Unit Price
10/12/2023 - 09/12/2024: $657,000

Comparable Properties



3/16 Argyle St BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $610,000
Method: Auction Sale
Date: 29/11/2024
Property Type: Unit

Agent Comments



12/26 Holloway St ORMOND 3204 (REI/VG)

2 1 1

Price: $622,500
Method: Private Sale
Date: 12/09/2024
Property Type: Apartment

Agent Comments

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.

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