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	g10/29 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $645,000

Median sale price

Median price $637,500 Property Type Unit Suburb Bentleigh

Period - From 20/01/2024 to 19/01/2025 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	6/3 Faulkner St BENTLEIGH 3204	$677,000	05/12/2024
2	10/39 Mavho St BENTLEIGH 3204	$622,555	29/10/2024
3	1/14 South Av BENTLEIGH 3204	$681,000	26/10/2024

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: 20/01/2025 14:12

2 2 1

Property Type: Apartment
Land Size: 98 sqm approx

Agent Comments

Indicative Selling Price
$645,000
Median Unit Price
20/01/2024 - 19/01/2025: $637,500

Comparable Properties



6/3 Faulkner St BENTLEIGH 3204 (REI)

2 2 1

Price: $677,000
Method: Private Sale
Date: 05/12/2024
Property Type: Apartment

Agent Comments



10/39 Mavho St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $622,555
Method: Sold Before Auction
Date: 29/10/2024
Property Type: Apartment

Agent Comments



1/14 South Av BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $681,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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