

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

1/13 CLAPPERTON STREET 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

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$873,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2022

to

30 Apr 2023

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

2/472-476 NORTH ROAD ORMOND VIC 3204	\$565,000	11-Feb-23
2/294 JASPER ROAD MCKINNON VIC 3204	\$600,000	17-Dec-22
5/267 CENTRE ROAD BENTLEIGH VIC 3204	\$620,000	01-Apr-23

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: 04 May 2023



2/472-476 NORTH ROAD ORMOND VIC 3204 Sold Price **\$565,000** Sold Date **11-Feb-23**

 2  1  1

Distance **1.87km**



2/294 JASPER ROAD MCKINNON VIC 3204 Sold Price **\$600,000** Sold Date **17-Dec-22**

 2  1  1

Distance **1.96km**



5/267 CENTRE ROAD BENTLEIGH VIC 3204 Sold Price ^{RS} **\$620,000** Sold Date **01-Apr-23**

 2  1  1

Distance **0.64km**

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

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