

# 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 308/25 Nicholson Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$808,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2019 to 31/03/2020 Source REIV

### 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	210/25 Nicholson St BENTLEIGH 3204	\$630,000	17/03/2020
2	103/25 Nicholson St BENTLEIGH 3204	\$610,000	06/03/2020
3	110/25 Nicholson St BENTLEIGH 3204	\$599,000	11/12/2019

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: 05/06/2020 17:35



**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Agent Comments**

Apartment Internal Area - 70 sq m Balcony Terrace - 22 sq m

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

Year ending March 2020: \$808,000

## Comparable Properties

**210/25 Nicholson St BENTLEIGH 3204 (VG)**

**Agent Comments**



**Price:** \$630,000

**Method:** Sale

**Date:** 17/03/2020

**Property Type:** Strata Unit/Flat

**Land Size:** 1871 sqm approx

**103/25 Nicholson St BENTLEIGH 3204 (VG)**

**Agent Comments**



**Price:** \$610,000

**Method:** Sale

**Date:** 06/03/2020

**Property Type:** Strata Unit/Flat

**Land Size:** 1871 sqm approx



**110/25 Nicholson St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$599,000

**Method:** Private Sale

**Date:** 11/12/2019

**Property Type:** Apartment

**Land Size:** 1871 sqm approx