

# 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

1/1 Garden Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/12/2023

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 | 1a Moylan St BENTLEIGH EAST 3165 | \$1,160,500 | 09/12/2023   |
| 2 | 2/558 Centre Rd BENTLEIGH 3204   | \$1,110,000 | 18/11/2023   |
| 3 | 2/8 Caleb St BENTLEIGH EAST 3165 | \$1,069,000 | 02/12/2023   |

**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:

29/01/2024 14:14



3   2   4

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1a Moylan St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   2   2

**Price:** \$1,160,500

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Unit



**2/558 Centre Rd BENTLEIGH 3204 (REI)**

Agent Comments

3   2   2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)



**2/8 Caleb St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   2   2

**Price:** \$1,069,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)