

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

1/12 Caleb Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2023

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	1/16 Fairbank Rd BENTLEIGH 3204	\$785,000	09/12/2023
2	2a St Georges Av BENTLEIGH EAST 3165	\$779,000	20/01/2024
3	3/121 Rowans Rd MOORABBIN 3189	\$760,000	28/10/2023

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:

02/04/2024 15:05



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2023: \$1,250,000

Comparable Properties



1/16 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  2

Price: \$785,000

Method: Private Sale

Date: 09/12/2023

Property Type: Unit



2a St Georges Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  2  1

Price: \$779,000

Method: Private Sale

Date: 20/01/2024

Property Type: Unit



3/121 Rowans Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 2  1  2

Price: \$760,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

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