

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

1/24 Twisden Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$877,000 Property Type Unit Suburb Bentleigh

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	2/15 Burgess St BENTLEIGH 3204	\$975,500	03/11/2023
2	85a Centre Rd BRIGHTON EAST 3187	\$890,000	22/12/2023
3	13a Kendall St HAMPTON 3188	\$821,000	12/11/2023

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:

07/02/2024 12:31



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000

Median Unit Price
December quarter 2023: \$877,000

Comparable Properties



2/15 Burgess St BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$975,500
Method: Private Sale
Date: 03/11/2023
Property Type: Townhouse (Single)



85a Centre Rd BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

2 2 1

Price: \$890,000
Method: Private Sale
Date: 22/12/2023
Property Type: Unit



13a Kendall St HAMPTON 3188 (REI)

Agent Comments

2 2 2

Price: \$821,000
Method: Private Sale
Date: 12/11/2023
Property Type: Unit

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234