

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

1/25 Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$1,693,306

Property Type

House

Suburb

Bentleigh

Period - From

08/01/2023

to

07/01/2024

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	2a Lockwood St BENTLEIGH 3204	\$1,170,000	16/09/2023
2	3a Franklin St MOORABBIN 3189	\$1,108,000	11/08/2023
3			

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:

08/01/2024 14:26



Property Type: House

Land Size: 366 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

08/01/2023 - 07/01/2024: \$1,693,306

Comparable Properties



2a Lockwood St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)



Price: \$1,170,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 246 sqm approx



3a Franklin St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)



Price: \$1,108,000

Method: Sold Before Auction

Date: 11/08/2023

Property Type: House (Res)

Land Size: 342 sqm approx

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.