Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

/55 Barrington Street, Bentleigh East Vic 3165
/55

Indicative selling price

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

Range between	\$1,480,000	&	\$1,550,000
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Median sale price

Median price	\$1,405,125	Pro	perty Type H	ouse]	Suburb	Bentleigh East
Period - From	01/10/2023	to	31/12/2023	Sc	ource	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

Add	Address of comparable property		Date of sale
1	7a Bayview St BENTLEIGH EAST 3165	\$1,703,000	21/10/2023
2	4A Deakin St BENTLEIGH EAST 3165	\$1,686,000	28/10/2023
3	16a Keswick St BENTLEIGH EAST 3165	\$1,515,000	14/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/02/2024 12:30







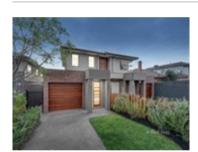


Rooms: 4

Property Type: Unit Agent Comments

Indicative Selling Price \$1,480,000 - \$1,550,000 **Median House Price** December quarter 2023: \$1,405,125

Comparable Properties



7a Bayview St BENTLEIGH EAST 3165 (REI/VG)

--4





Price: \$1,703,000 Method: Auction Sale Date: 21/10/2023

Property Type: Townhouse (Res)

Agent Comments



4A Deakin St BENTLEIGH EAST 3165 (REI/VG) Agent Comments







Method: Expression of Interest

Date: 28/10/2023

Property Type: Townhouse (Res) Land Size: 307 sqm approx



16a Keswick St BENTLEIGH EAST 3165

(REI/VG)

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Price: \$1,515,000 Method: Auction Sale Date: 14/10/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933





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