

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

10 Derry Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,430,000 Property Type Townhouse Suburb Bentleigh East

Period - From 04/06/2023 to 03/06/2024 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 Northam Rd BENTLEIGH EAST 3165	\$1,440,000	28/05/2024
2	8a Konrad St BENTLEIGH EAST 3165	\$1,420,000	24/02/2024
3	12A Yaralla Rd BENTLEIGH EAST 3165	\$1,405,500	26/02/2024

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:

04/06/2024 12:12



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

04/06/2023 - 03/06/2024: \$1,430,000

Comparable Properties



2a Northam Rd BENTLEIGH EAST 3165 (REI) Agent Comments

 4  3  2

Price: \$1,440,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: Townhouse (Single)

Land Size: 377 sqm approx



8a Konrad St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 4  3  2

Price: \$1,420,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



12A Yaralla Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 4  3  2

Price: \$1,405,500

Method: Sold Before Auction

Date: 26/02/2024

Property Type: Townhouse (Res)