

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

104/12-14 QUINNS ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

209/3 ELLIOTT AVENUE CARNEGIE VIC 3163	\$845,000	11-Dec-23
104/21 ROTHSCHILD STREET GLEN HUNTLY VIC 3163	\$825,000	13-Mar-24
3/20 TALBOT AVENUE OAKLEIGH SOUTH VIC 3167	\$860,000	28-Oct-23

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 6 months.

This Statement of Information was prepared on: 14 March 2024



**209/3 ELLIOTT AVENUE
CARNEGIE VIC 3163**

3 2 2

Sold Price **\$845,000** Sold Date **11-Dec-23**

Distance **3.44km**



**104/21 ROTHSCHILD STREET GLEN
HUNTLY VIC 3163**

3 2 2

Sold Price ^{RS} **\$825,000** ^{UN} Sold Date **13-Mar-24**

Distance **3.72km**



**3/20 TALBOT AVENUE OAKLEIGH
SOUTH VIC 3167**

3 2 2

Sold Price **\$860,000** Sold Date **28-Oct-23**

Distance **3.81km**

RS = Recent sale

UN = Undisclosed Sale

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