

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

107B Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2023 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	33b Tambet St BENTLEIGH EAST 3165	\$1,510,000	02/12/2023
2	4b Pell St BENTLEIGH EAST 3165	\$1,501,000	11/11/2023
3	77a Stockdale Av BENTLEIGH EAST 3165	\$1,380,000	21/10/2023

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:

31/01/2024 15:36



4 3 2

Property Type: Townhouse
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median House Price
Year ending December 2023: \$1,420,000

Comparable Properties



33b Tambet St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Single)



4b Pell St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 3 1

Price: \$1,501,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)



77a Stockdale Av BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,380,000
Method: Private Sale
Date: 21/10/2023
Property Type: Townhouse (Single)

Account - Buxton | P: 03 9563 9933