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 betweer	\$1,450,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,420,000	Pro	operty Type	Hous	se		Suburb	Bentleigh East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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.

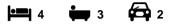
This Statement of Information was prepared on:

31/01/2024 15:36



buxton





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



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



4b Pell St BENTLEIGH EAST 3165 (REI)

Agent Comments

Agent Comments



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



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



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

Account - Buxton | P: 03 9563 9933



propertydata

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