Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$1,433,000	Pro	perty Type To	wnhouse		Suburb	Bentleigh East
Period - From	02/04/2023	to	01/04/2024	s	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

	aress of comparable property	1 1100	Date of Sale
1	32B Brooks St BENTLEIGH EAST 3165	\$1,345,000	02/03/2024
2	14a Hinkler Av BENTLEIGH EAST 3165	\$1,345,000	15/01/2024
3	23 Yarraburn Cl BENTLEIGH EAST 3165	\$1,341,000	13/03/2024

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:	02/04/2024 12:39



Date of sale







Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,190,000 - \$1,309,000 **Median Townhouse Price** 02/04/2023 - 01/04/2024: \$1,433,000

Comparable Properties



32B Brooks St BENTLEIGH EAST 3165 (REI)

Price: \$1,345,000 Method: Auction Sale Date: 02/03/2024

Property Type: Townhouse (Res)

14a Hinkler Av BENTLEIGH EAST 3165 (REI)



Price: \$1,345,000 Method: Private Sale Date: 15/01/2024

Property Type: Townhouse (Single)

23 Yarraburn CI BENTLEIGH EAST 3165 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,341,000

Method: Auction Sale Date: 13/03/2024

Property Type: Townhouse (Res)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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