

# 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

12 Geel Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,695,000 Property Type House Suburb Bentleigh

Period - From 01/10/2022 to 30/09/2023 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	7 Hobart St BENTLEIGH 3204	\$1,650,000	16/09/2023
2	1 Mckittrick Rd BENTLEIGH 3204	\$1,500,000	21/10/2023
3	6 Jane St BENTLEIGH EAST 3165	\$1,405,000	15/10/2023

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:

24/10/2023 15:42



3   1   4

**Property Type:** House

**Land Size:** 616 sqm approx

**Agent Comments**

## Comparable Properties



**7 Hobart St BENTLEIGH 3204 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 618 sqm approx



**1 Mckittrick Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 736 sqm approx



**6 Jane St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   1   3

**Price:** \$1,405,000

**Method:** Sold Before Auction

**Date:** 15/10/2023

**Property Type:** House

**Land Size:** 671 sqm approx