

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

13a Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2023 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	38a Mawby Rd BENTLEIGH EAST 3165	\$1,935,000	29/02/2024
2	88a Tambet St BENTLEIGH EAST 3165	\$1,800,000	04/12/2023
3			

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:

03/04/2024 10:34



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Unit Price

December quarter 2023: \$1,250,000

Comparable Properties



38a Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,935,000

Method: Private Sale

Date: 29/02/2024

Property Type: Townhouse (Res)

Land Size: 362 sqm approx



**88a Tambet St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 4 2

Price: \$1,800,000

Method: Private Sale

Date: 04/12/2023

Property Type: Townhouse (Single)

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.

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