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

14/9-11 St Georges Avenue, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$890,000		&		\$940,000					
Median sale p	rice									
Median price	\$1,420,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East		
Period - From	18/10/2022	to	17/10/2023		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	3/2 Norville St BENTLEIGH EAST 3165	\$928,000	08/07/2023
2	2/14 Wingate St BENTLEIGH EAST 3165	\$925,000	24/06/2023
3	5 Lyons St BENTLEIGH EAST 3165	\$895,000	29/07/2023

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:

18/10/2023 11:47









Property Type: Townhouse Agent Comments

Indicative Selling Price \$890,000 - \$940,000 Median Townhouse Price 18/10/2022 - 17/10/2023: \$1,420,000

Comparable Properties



3/2 Norville St BENTLEIGH EAST 3165 (REI/VG)

2/14 Wingate St BENTLEIGH EAST 3165



Price: \$928,000 Method: Auction Sale Date: 08/07/2023 Property Type: Unit Agent Comments

Agent Comments



(REI/VG) 3 1 7 Price: \$925,000

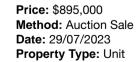


Method: Auction Sale Date: 24/06/2023 Property Type: Unit

5 Lyons St BENTLEIGH EAST 3165 (REI)



Agent Comments



Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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