

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

14a Bevis Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,412,500 Property Type Townhouse Suburb Bentleigh East

Period - From 22/08/2022 to 21/08/2023 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	66b Bellevue Rd BENTLEIGH EAST 3165	\$1,442,500	11/03/2023
2	21b Surrey St BENTLEIGH EAST 3165	\$1,415,000	14/08/2023
3	2/17 Gardeners Rd BENTLEIGH EAST 3165	\$1,350,000	23/07/2023

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:

22/08/2023 15:32



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

22/08/2022 - 21/08/2023: \$1,412,500

Comparable Properties



66b Bellevue Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  3  2

Price: \$1,442,500

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)



21b Surrey St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,415,000

Method: Sold Before Auction

Date: 14/08/2023

Property Type: Townhouse (Single)



2/17 Gardeners Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,350,000

Method: Sold Before Auction

Date: 23/07/2023

Property Type: Townhouse (Res)

Land Size: 396 sqm approx

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