

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

14b Geel Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Bentleigh

Period - From 19/07/2022 to 18/07/2023 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	43a Valkstone St BENTLEIGH EAST 3165	\$2,005,000	06/05/2023
2	318b McKinnon Rd MCKINNON 3204	\$2,000,000	02/05/2023
3	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	01/03/2023

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: 19/07/2023 15:10



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



43a Valkstone St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$2,005,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)



318b McKinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Sold Before Auction

Date: 02/05/2023

Property Type: Townhouse (Res)

Land Size: 442 sqm approx

19b Vunabere Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,975,000

Method: Private Sale

Date: 01/03/2023

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 338 sqm approx