

# 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

15a Abbin Avenue, Bentleigh East Vic 3165
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### Indicative selling price

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

Range between 

\$1,700,000
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 & 

\$1,800,000
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### Median sale price

Median price 

\$1,427,000
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 Property Type 

Townhouse
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 Suburb 

Bentleigh East
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Period - From 

28/03/2023
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 to 

27/03/2024
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 Source 

REIV
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### 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	2b Grandview Gr MOORABBIN 3189	\$1,870,000	23/03/2024
2	5a York St BENTLEIGH EAST 3165	\$1,820,000	16/03/2024
3	8a Purtell St BENTLEIGH EAST 3165	\$1,750,000	29/02/2024

**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: 

28/03/2024 16:24
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4   3   2

**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 377 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median Townhouse Price**  
 28/03/2023 - 27/03/2024: \$1,427,000

## Comparable Properties



**2b Grandview Gr MOORABBIN 3189 (REI)**

Agent Comments

4   3   2

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)



**5a York St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   4   2

**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Res)



**8a Purtell St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   2   2

**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Property Type:** Townhouse (Res)

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