

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

16 AGNES STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,500

Property type

House

Suburb

Bentleigh East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

5 YORK STREET BENTLEIGH EAST VIC 3165	\$1,820,000	16-Mar-24
53 GODFREY STREET BENTLEIGH VIC 3204	\$2,630,000	06-Apr-24
45A DALEY STREET BENTLEIGH VIC 3204	\$1,915,000	22-Feb-24

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 6 months.~~

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Eva Hu
P 0430657896
M 0430657896
E eva.hu@austrumpglen.com.au

**5 YORK STREET BENTLEIGH EAST
VIC 3165**

4 4 2

Sold Price

^{RS} **\$1,820,000**

Sold Date

16-Mar-24

Distance

1.14km**53 GODFREY STREET BENTLEIGH
VIC 3204**

4 2 2

Sold Price

^{RS} **\$2,630,000**

Sold Date

06-Apr-24

Distance

1.4km**45A DALEY STREET BENTLEIGH
VIC 3204**

4 3 3

Sold Price

\$1,915,000

Sold Date

22-Feb-24

Distance

1.51km**14 ARDWICK STREET BENTLEIGH
VIC 3204**

4 2 2

Sold Price

^{RS} **\$2,068,000**

Sold Date

09-Mar-24

Distance

1.72km**RS** = Recent sale**UN** = Undisclosed Sale

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