

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 Coates Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Bentleigh

Period - From 09/07/2023 to 08/07/2024 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	19 Whitmuir Rd BENTLEIGH 3204	\$2,215,000	01/06/2024
2	30 Gilbert Gr BENTLEIGH 3204	\$1,970,000	23/03/2024
3	103 Marriage Rd BRIGHTON EAST 3187	\$1,940,000	24/05/2024

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: 09/07/2024 09:52



Property Type: House

Agent Comments

Comparable Properties



19 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,215,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 669 sqm approx



30 Gilbert Gr BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,970,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 650 sqm approx



103 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,940,000

Method: Private Sale

Date: 24/05/2024

Property Type: House (Res)

Land Size: 628 sqm approx