

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 Huntley Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Bentleigh

Period - From 01/10/2023 to 31/12/2023 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	30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023
2	55 Union St BRIGHTON EAST 3187	\$1,725,000	16/12/2023
3	7 Marston St BENTLEIGH 3204	\$1,700,000	20/11/2023

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:

07/03/2024 10:56



Property Type: House

Agent Comments

Comparable Properties



30 Newham Gr ORMOND 3204 (REI)

Agent Comments



Price: \$1,805,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 616 sqm approx



55 Union St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 582 sqm approx

7 Marston St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 20/11/2023

Property Type: House (Res)

Land Size: 585 sqm approx