

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

17 Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,450,000 & \$2,600,000

Median sale price

Median price \$1,695,000 Property Type House Suburb Bentleigh

Period - From 01/10/2022 to 30/09/2023 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	15 Campbell St BENTLEIGH 3204	\$2,730,000	14/10/2023
2	9 Ross St BENTLEIGH 3204	\$2,635,000	27/08/2023
3	17 The Highway BENTLEIGH 3204	\$2,480,000	08/07/2023

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:

25/10/2023 09:45



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Rooms: 11
Property Type: House
Land Size: 840 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,450,000 - \$2,600,000
Median House Price
 Year ending September 2023: \$1,695,000

Comparable Properties



15 Campbell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,730,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 740 sqm approx



9 Ross St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,635,000
Method: Private Sale
Date: 27/08/2023
Property Type: House (Res)
Land Size: 717 sqm approx



17 The Highway BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 4

Price: \$2,480,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 542 sqm approx

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