

# 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 Pell Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	61 Molden St BENTLEIGH EAST 3165	\$1,250,000	21/03/2024
2	2/6 Brine St HUGHESDALE 3166	\$1,238,000	23/04/2024
3			

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:

02/07/2024 08:24

17 Pell Street, Bentleigh East Vic 3165

Jake Sulley  
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jake@slaterlevin.com.au



 3  2  2

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 326 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2024: \$1,485,000

## Comparable Properties



**61 Molden St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 21/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 210 sqm approx



**2/6 Brine St HUGHESDALE 3166 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,238,000  
**Method:** Sold Before Auction  
**Date:** 23/04/2024  
**Property Type:** Townhouse (Res)

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.

**Account - Slater & Levin**



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