

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

18 Sherlowe Court, Bentleigh East Vic 3165
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Indicative selling price

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

Range between

\$1,200,000

 &

\$1,300,000

Median sale price

Median price

\$1,418,500

 Property Type

House

 Suburb

Bentleigh East

Period - From

01/04/2023

 to

30/06/2023

 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	8 Seathorpe Av BENTLEIGH EAST 3165	\$1,395,000	07/07/2023
2	22 Paloma St BENTLEIGH EAST 3165	\$1,390,000	27/05/2023
3	11 Brady Rd BENTLEIGH EAST 3165	\$1,296,000	13/07/2023

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:

03/08/2023 15:39



Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,418,500

Comparable Properties



8 Seathorpe Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,395,000

Method: Sold Before Auction

Date: 07/07/2023

Property Type: House (Res)

Land Size: 693 sqm approx



22 Paloma St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,390,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 674 sqm approx



11 Brady Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,296,000

Method: Sold Before Auction

Date: 13/07/2023

Property Type: House (Res)

Land Size: 588 sqm approx