

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 19b Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,200,000 Property Type Unit 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	66b Bellevue Rd BENTLEIGH EAST 3165	\$1,442,500	11/03/2023
2	45b Tudor St BENTLEIGH EAST 3165	\$1,325,000	14/04/2023
3	4a Kashmira St BENTLEIGH EAST 3165	\$1,291,000	24/06/2023

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: 01/08/2023 11:06



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

June quarter 2023: \$1,200,000

Comparable Properties



66b Bellevue Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,442,500

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)



45b Tudor St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,325,000

Method: Private Sale

Date: 14/04/2023

Property Type: Townhouse (Single)



4a Kashmira St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,291,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)