## 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

1a Normdale Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$790,000		&		\$850,000					
Median sale pi	rice									
Median price	\$1,100,000	Prope	erty Type	Unit			Suburb	Bentleigh East		
Period - From	01/07/2022	to 30	)/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/134 Bignell Rd BENTLEIGH EAST 3165	\$855,000	26/08/2023
2	2/13 Horsmunden Rd MOORABBIN 3189	\$808,000	08/06/2023
3	3/40 Wamba Rd BENTLEIGH EAST 3165	\$780,000	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:

05/10/2023 11:54









Rooms: 4 Property Type: Unit Agent Comments

**Indicative Selling Price** \$790,000 - \$850,000 **Median Unit Price** Year ending June 2023: \$1,100,000

# **Comparable Properties**



3/134 Bignell Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$855,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit

Price: \$808,000 Method: Private Sale



2/13 Horsmunden Rd MOORABBIN 3189 (REI/VG) - 2 **à** 2

Agent Comments



Date: 08/06/2023 Property Type: Unit Land Size: 268 sqm approx

3/40 Wamba Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$780,000 Method: Private Sale Date: 13/07/2023 Property Type: Villa

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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