

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 between \$790,000 & \$850,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2022 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	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



2 1 1

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**

2 1 2

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



2/13 Horsmunden Rd MOORABBIN 3189 **Agent Comments**
(REI/VG)

2 1 2

Price: \$808,000
Method: Private Sale
Date: 08/06/2023
Property Type: Unit
Land Size: 268 sqm approx



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

2 1 2

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