

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

1d Blenheim Street, 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 \$1,435,750 Property Type Townhouse Suburb Bentleigh East

Period - From 02/02/2023 to 01/02/2024 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	8 Vine Ct BENTLEIGH EAST 3165	\$1,427,000	14/12/2023
2	6B Rosella St MURRUMBEENA 3163	\$1,320,000	12/01/2024
3	6B Rosella St MURRUMBEENA 3163	\$1,249,000	07/11/2023

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:

02/02/2024 11:03



 3  2  3

Property Type: Townhouse (Res)

Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

02/02/2023 - 01/02/2024: \$1,435,750

Comparable Properties



8 Vine Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  3

Price: \$1,427,000

Method: Private Sale

Date: 14/12/2023

Property Type: Townhouse (Single)



6B Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000

Method: Private Sale

Date: 12/01/2024

Property Type: Townhouse (Single)



6B Rosella St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,249,000

Method: Private Sale

Date: 07/11/2023

Property Type: Townhouse (Single)

Land Size: 745 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222