

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

2/14 Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$678,000 Property Type Unit Suburb Bentleigh East

Period - From 24/10/2022 to 23/10/2023 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	4/4 Draper St MCKINNON 3204	\$795,000	27/06/2023
2	2/51 Hill St BENTLEIGH EAST 3165	\$770,000	18/09/2023
3	3/5 Derry St BENTLEIGH EAST 3165	\$710,000	21/10/2023

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:

24/10/2023 04:15

2/14 Barrington Street, Bentleigh East Vic 3165



 2  1  1

Rooms: 5
Property Type: Villa
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
24/10/2022 - 23/10/2023: \$678,000

Comparable Properties



4/4 Draper St MCKINNON 3204 (REI)

[Agent Comments](#)

 2  1  2

Price: \$795,000
Method: Private Sale
Date: 27/06/2023
Property Type: Unit



2/51 Hill St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 2  2  1

Price: \$770,000
Method: Private Sale
Date: 18/09/2023
Property Type: Townhouse (Single)



3/5 Derry St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 2  1  1

Price: \$710,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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