

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 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2023 to 31/12/2023 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	1/24 Twisden Rd BENTLEIGH 3204	\$976,000	16/03/2024
2	14 Gwenda Av MOORABBIN 3189	\$915,000	17/02/2024
3	6/14 Whitmuir Rd BENTLEIGH 3204	\$880,000	12/01/2024

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:

19/03/2024 11:43



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Unit Price
Year ending December 2023: \$945,000

Comparable Properties



1/24 Twisden Rd BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$976,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 303 sqm approx



14 Gwenda Av MOORABBIN 3189 (REI)

Agent Comments

2 1 1

Price: \$915,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



6/14 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$880,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit

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