# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/14 North Avenue, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$930,000			
Median sale p	rice							
Median price	\$945,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/01/2023	to	31/12/2023		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	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









**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)



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

Agent Comments

Agent Comments



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

6/14 Whitmuir Rd BENTLEIGH 3204 (REI)



Agent Comments



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

## Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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