

# 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

2/19 Majdal Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,418,400 Property Type Townhouse Suburb Bentleigh East

Period - From 30/04/2023 to 29/04/2024 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	2/650 Warrigal Rd OAKLEIGH SOUTH 3167	\$1,014,000	24/02/2024
2	2/12 Golf Links Av OAKLEIGH 3166	\$1,000,000	25/11/2023
3	2/62 Brooks St BENTLEIGH EAST 3165	\$980,000	30/11/2023

**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:

30/04/2024 12:26



**Rooms:** 4

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**2/650 Warrigal Rd OAKLEIGH SOUTH 3167 (REI)**

Agent Comments



**Price:** \$1,014,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)



**2/12 Golf Links Av OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 244 sqm approx



**2/62 Brooks St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$980,000

**Method:** Sold Before Auction

**Date:** 30/11/2023

**Property Type:** Townhouse (Res)