

# 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 2/42 Elizabeth 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 \$1,020,000 & \$1,060,000

### Median sale price

Median price \$1,200,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	2/1 Dega Av BENTLEIGH EAST 3165	\$1,100,000	31/05/2023
2	1/1 Moor St BENTLEIGH EAST 3165	\$1,027,500	02/06/2023
3	2a Benina St BENTLEIGH EAST 3165	\$973,000	24/05/2023

**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: 31/07/2023 13:50



 3   
  2   
  2

**Rooms:** 4  
**Property Type:** Townhouse  
 (Single)  
**Land Size:** 254 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,020,000 - \$1,060,000  
**Median Unit Price**  
 June quarter 2023: \$1,200,000

## Comparable Properties



2/1 Dega Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2023  
**Property Type:** Townhouse (Single)



1/1 Moor St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3   
  1   
  2

**Price:** \$1,027,500  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** Townhouse (Res)



2a Benina St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3   
  1   
  1

**Price:** \$973,000  
**Method:** Private Sale  
**Date:** 24/05/2023  
**Property Type:** Unit

Account - Buxton | P: 03 9563 9933