

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 Margareta Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,430,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2023

to

31/03/2024

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	3 Namron St BENTLEIGH EAST 3165	\$1,300,000	13/11/2023
2	6 Wards Gr BENTLEIGH EAST 3165	\$1,280,000	10/02/2024
3	12 Greenview Ct BENTLEIGH EAST 3165	\$1,200,000	20/12/2023

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:

22/04/2024 15:36



 3  1  3

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2024: \$1,430,000

Comparable Properties



3 Namron St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 3  1  2

Price: \$1,300,000

Method: Private Sale

Date: 13/11/2023

Property Type: House

Land Size: 589 sqm approx



6 Wards Gr BENTLEIGH EAST 3165 (REI) Agent Comments

 3  1  2

Price: \$1,280,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 585 sqm approx



12 Greenview Ct BENTLEIGH EAST 3165 (REI) Agent Comments

 3  1  3

Price: \$1,200,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 594 sqm approx