Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

20b Abbin Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,456,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/07/2023	to	30/09/2023	;	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

Add	dress of comparable property	Price	Date of sale
1	120b East Boundary Rd BENTLEIGH EAST 3165	\$1,412,500	07/10/2023
2	102a Tucker Rd BENTLEIGH 3204	\$1,380,000	21/10/2023
3	5b Denver St BENTLEIGH EAST 3165	\$1,300,000	04/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/11/2023 12:30





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Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** September quarter 2023: \$1,456,000



Property Type: Townhouse Agent Comments

Comparable Properties



120b East Boundary Rd BENTLEIGH EAST

3165 (REI)

Price: \$1,412,500 Method: Auction Sale

Date: 07/10/2023 Property Type: Townhouse (Res) **Agent Comments**



102a Tucker Rd BENTLEIGH 3204 (REI)

Price: \$1,380,000 Method: Auction Sale Date: 21/10/2023

Property Type: Townhouse (Res)

Agent Comments



5b Denver St BENTLEIGH EAST 3165 (REI)

Price: \$1,300,000 Method: Private Sale Date: 04/10/2023

Property Type: Townhouse (Single)

Agent Comments





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

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