

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

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

Median sale price

Median price

\$1,456,000

 Property 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	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 comparable properties 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



Property Type: Townhouse

Agent Comments

Comparable Properties



**120b East Boundary Rd BENTLEIGH EAST
3165 (REI)**

Agent Comments



Price: \$1,412,500

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)



102a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)



5b Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 04/10/2023

Property Type: Townhouse (Single)