

# 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 21 Huntley Road, Bentleigh Vic 3204

## Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

## Median sale price

Median price \$1,458,000 Property Type House Suburb Bentleigh

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

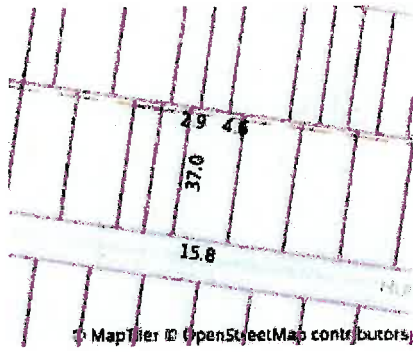
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	73 Daley St BENTLEIGH 3204	\$1,635,000	15/11/2023
2	51 Daley St BENTLEIGH 3204	\$1,458,000	16/03/2024
3	67 Bendigo Av BENTLEIGH 3204	\$1,450,000	06/04/2024

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 14:24



 3  1  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 586 m2 Approx sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
March quarter 2024: \$1,458,000

## Comparable Properties



**73 Daley St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$1,635,000  
**Method:** Sold Before Auction  
**Date:** 15/11/2023  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx



**51 Daley St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,458,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House



**67 Bendigo Av BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx