

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 Vunabere Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,050,000 & \$2,150,000

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.

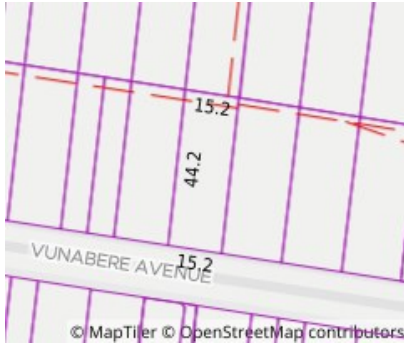
	Address of comparable property	Price	Date of sale
1	36 Mortimore St BENTLEIGH 3204	\$2,510,000	24/02/2024
2	25 Atkinson St BENTLEIGH 3204	\$2,250,000	21/11/2023
3	101 Brewer Rd BENTLEIGH 3204	\$1,890,000	24/02/2024

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:

16/04/2024 10:44



Property Type: House (Previously Occupied - Detached)
Land Size: 674 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,050,000 - \$2,150,000
Median House Price
March quarter 2024: \$1,458,000

Comparable Properties



36 Mortimore St BENTLEIGH 3204 (REI)

[Agent Comments](#)



Price: \$2,510,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 656 sqm approx



25 Atkinson St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)



Price: \$2,250,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 613 sqm approx



101 Brewer Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)



Price: \$1,890,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 640 sqm approx

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