

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

21a Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,435,750 Property Type Townhouse Suburb Bentleigh East

Period - From 16/01/2023 to 15/01/2024 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	5 Brad St BENTLEIGH EAST 3165	\$1,670,000	21/11/2023
2	3A Carmel Ct BENTLEIGH EAST 3165	\$1,575,000	14/10/2023
3	33b Tambet St BENTLEIGH EAST 3165	\$1,510,000	02/12/2023

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: 16/01/2024 12:40



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

16/01/2023 - 15/01/2024: \$1,435,750

Comparable Properties



5 Brad St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,670,000

Method: Sold Before Auction

Date: 21/11/2023

Property Type: Townhouse (Res)

Land Size: 252 sqm approx



3A Carmel Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  3

Price: \$1,575,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)



33b Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Single)