Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	22A Greendale Road, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

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

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	4b Seathorpe Av BENTLEIGH EAST 3165	\$1,425,000	25/10/2023
2	34a Denver St BENTLEIGH EAST 3165	\$1,355,000	16/10/2023
3	20b Hill St BENTLEIGH EAST 3165	\$1,330,000	22/08/2023

OR

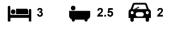
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/11/2023 09:40



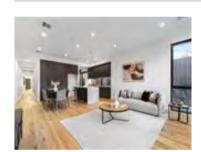






Property Type: Townhouse Indicative Selling Price \$1,300,000 - \$1,380,000 Median House Price September quarter 2023: \$1,456,000

Comparable Properties



4b Seathorpe Av BENTLEIGH EAST 3165 (REI) Agent Comments

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Price: \$1,425,000 **Method:** Private Sale **Date:** 25/10/2023

Property Type: Townhouse (Single)



34a Denver St BENTLEIGH EAST 3165 (REI)

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Price: \$1,355,000 **Method:** Private Sale **Date:** 16/10/2023

Property Type: Townhouse (Single) **Land Size:** 370 sqm approx



20b Hill St BENTLEIGH EAST 3165 (REI/VG)

□ 3 **□** 2 **□** 2

Price: \$1,330,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res) **Land Size:** 318 sqm approx

Agent Comments

Agent Comments

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036



