

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

22A Greendale Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,380,000

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	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 comparable properties 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



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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) [Agent Comments](#)

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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) [Agent Comments](#)

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Price: \$1,330,000
Method: Sold Before Auction
Date: 22/08/2023
Property Type: Townhouse (Res)
Land Size: 318 sqm approx

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