

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

23 Dickens Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$1,695,000 Property Type House Suburb Bentleigh

Period - From 16/08/2022 to 15/08/2023 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	19 Wheatley Rd BENTLEIGH 3204	\$2,282,000	01/04/2023
2	29 Wheatley Rd BENTLEIGH 3204	\$2,250,000	14/07/2023
3			

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: 16/08/2023 15:33



5 2 3

Rooms: 8
Property Type: House (Res)
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

16/08/2022 - 15/08/2023: \$1,695,000

Comparable Properties



19 Wheatley Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 4

Price: \$2,282,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 858 sqm approx



29 Wheatley Rd BENTLEIGH 3204 (REI)

Agent Comments

5 2 3

Price: \$2,250,000
Method: Private Sale
Date: 14/07/2023
Property Type: House
Land Size: 859 sqm approx

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.