Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,500,000

Property offered for sale

Address	24 Park Crescent, Bentleigh Vic 3204
Including suburb and	
postcode	

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	\$1,691,612	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/01/2023	to	31/12/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

1 Mckittrick Rd BENTLEIGH 3204

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	2 Clapperton St BENTLEIGH 3204	\$1,690,000	27/10/2023
2	214 Patterson Rd BENTLEIGH 3204	\$1,600,000	25/11/2023

OR

3

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:	20/03/2024 10:26



21/10/2023







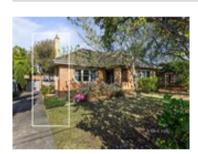




Property Type: Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** Year ending December 2023: \$1,691,612

Comparable Properties



2 Clapperton St BENTLEIGH 3204 (REI/VG)

-- 3





Price: \$1,690,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res) Land Size: 836 sqm approx

Agent Comments



214 Patterson Rd BENTLEIGH 3204 (REI/VG)







Agent Comments

Price: \$1,600,000 Method: Private Sale Date: 25/11/2023 Property Type: House Land Size: 737 sqm approx



1 Mckittrick Rd BENTLEIGH 3204 (REI/VG)





Price: \$1,500,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments

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