

# 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 24c Abbin Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,275,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	32a Charming St HAMPTON EAST 3188	\$1,275,000	29/04/2024
2	1/49 Browns Rd BENTLEIGH EAST 3165	\$1,225,000	20/03/2024
3	9/45 Elizabeth St BENTLEIGH EAST 3165	\$1,160,000	16/06/2024

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: 25/06/2024 12:45



3   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**32a Charming St HAMPTON EAST 3188 (REI)**   Agent Comments

3   2   2

**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Townhouse (Single)



**1/49 Browns Rd BENTLEIGH EAST 3165 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$1,225,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** Townhouse (Res)



**9/45 Elizabeth St BENTLEIGH EAST 3165 (REI)**   Agent Comments

3   2   2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 16/06/2024

**Property Type:** Townhouse (Single)