

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

25 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,690,000

Median sale price

Median price \$1,672,500 Property Type House Suburb Bentleigh

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	41 Gilmour Rd BENTLEIGH 3204	\$1,730,000	23/09/2023
2	66 Fromer St BENTLEIGH 3204	\$1,665,000	15/07/2023
3	543 Centre Rd BENTLEIGH 3204	\$1,625,000	03/11/2023

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:

15/11/2023 12:59

25 North Avenue, Bentleigh Vic 3204



 4  2  2

Rooms: 7
Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,690,000
Median House Price
September quarter 2023: \$1,672,500

Comparable Properties



41 Gilmour Rd BENTLEIGH 3204 (REI)

Agent Comments

 5  2  3

Price: \$1,730,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 690 sqm approx



66 Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,665,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 614 sqm approx



543 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,625,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 655 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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