

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

2a Seaview Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,050,000 Property Type Unit 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	1/2 Shanahan Cr MCKINNON 3204	\$1,538,000	18/10/2023
2	1/1 Prince Edward Av MCKINNON 3204	\$1,430,000	13/10/2023
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: 17/11/2023 09:26



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Property Type: Townhouse

Agent Comments

Comparable Properties



1/2 Shanahan Cr MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,538,000

Method: Private Sale

Date: 18/10/2023

Property Type: Townhouse (Single)



1/1 Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,430,000

Method: Sold Before Auction

Date: 13/10/2023

Property Type: Townhouse (Res)

Land Size: 311 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.