

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

3/10 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$655,500 Property Type Unit Suburb Bentleigh East

Period - From 13/11/2022 to 12/11/2023 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	1/20 Pell St BENTLEIGH EAST 3165	\$596,000	21/08/2023
2	2/26 Connie St BENTLEIGH EAST 3165	\$585,000	20/10/2023
3	6/20 Pell St BENTLEIGH EAST 3165	\$571,000	17/06/2023

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:

13/11/2023 17:43

3/10 Argyle Street, Bentleigh East Vic 3165



 2  1  1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

13/11/2022 - 12/11/2023: \$655,500

Comparable Properties



1/20 Pell St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$596,000

Method: Sale

Date: 21/08/2023

Property Type: Flat/Unit/Apartment (Res)

2/26 Connie St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  2

Price: \$585,000

Method: Private Sale

Date: 20/10/2023

Rooms: 3

Property Type: Unit

Land Size: 239 sqm approx



6/20 Pell St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$571,000

Method: Sale

Date: 17/06/2023

Property Type: Flat/Unit/Apartment (Res)

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



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