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

3/21 Barry Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$980,000		&		\$1,050,000					
Median sale p	rice									
Median price	\$1,050,000	Pro	operty Type	Unit			Suburb	Bentleigh		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/18 Hamilton St BENTLEIGH 3204	\$1,070,000	02/05/2023
2	3/36 Clay St MOORABBIN 3189	\$1,025,000	07/07/2023
3	1022 Nepean Hwy MOORABBIN 3189	\$990,000	27/05/2023

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:

25/10/2023 15:44









Property Type: Townhouse Agent Comments

Indicative Selling Price \$980,000 - \$1,050,000 **Median Unit Price** September quarter 2023: \$1,050,000

Comparable Properties



6/18 Hamilton St BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$1,070,000 Method: Private Sale Date: 02/05/2023 Property Type: Unit

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3/36 Clay St MOORABBIN 3189 (REI/VG)

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Agent Comments



Price: \$1,025,000 Method: Sold Before Auction Date: 07/07/2023 Property Type: Townhouse (Res)

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1022 Nepean Hwy MOORABBIN 3189 (REI/VG) Agent Comments



Price: \$990.000 Method: Private Sale Date: 27/05/2023 Property Type: Townhouse (Single) Land Size: 233 sqm approx

Account - Ray White Moorabbin | P: 03 9555 1911



propertydata

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