

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### 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	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



3   2   2

**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

3   2   2

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 02/05/2023

**Property Type:** Unit



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

Agent Comments

3   2   2

**Price:** \$1,025,000

**Method:** Sold Before Auction

**Date:** 07/07/2023

**Property Type:** Townhouse (Res)



**1022 Nepean Hwy MOORABBIN 3189 (REI/VG)**

Agent Comments

3   2   2

**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