

# 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 3/9 Filbert Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,420,000 Property Type Townhouse Suburb Bentleigh East

Period - From 19/03/2023 to 18/03/2024 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	3/3 Elizabeth St BENTLEIGH EAST 3165	\$875,000	10/02/2024
2	3/2 Lees St MCKINNON 3204	\$830,000	21/02/2024
3	1/14 Ormond Rd ORMOND 3204	\$815,000	08/03/2024

**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: 19/03/2024 10:59



2   2   2

**Rooms:** 4  
**Property Type:** T/house  
**Land Size:** 212 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Townhouse Price**  
19/03/2023 - 18/03/2024: \$1,420,000

## Comparable Properties



**3/3 Elizabeth St BENTLEIGH EAST 3165 (REI)**   Agent Comments

2   1   1

**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Townhouse (Res)



**3/2 Lees St MCKINNON 3204 (REI)**   Agent Comments

2   2   1

**Price:** \$830,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2024  
**Property Type:** Townhouse (Res)



**1/14 Ormond Rd ORMOND 3204 (REI)**   Agent Comments

2   1   2

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** Townhouse (Single)

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