

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

32b Connie Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,420,000 & \$1,520,000

Median sale price

Median price \$1,418,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	14a Bevis St BENTLEIGH EAST 3165	\$1,550,000	13/09/2023
2	51b Gladesville Dr BENTLEIGH EAST 3165	\$1,500,000	25/08/2023
3	4b Tambet St BENTLEIGH EAST 3165	\$1,465,000	29/04/2023

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:

26/09/2023 10:11



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,420,000 - \$1,520,000

Median House Price

June quarter 2023: \$1,418,500

Comparable Properties



14a Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  1

Price: \$1,550,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: Townhouse (Res)



51b Gladesville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Private Sale

Date: 25/08/2023

Property Type: House



4b Tambat St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,465,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)