

# 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 36a Valkstone 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 \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	11b Strathearn Av MURRUMBEENA 3163	\$1,975,000	13/04/2024
2	38a Mawby Rd BENTLEIGH EAST 3165	\$1,935,000	29/02/2024
3	45a Daley St BENTLEIGH 3204	\$1,915,000	22/02/2024

**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: 18/04/2024 12:40



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**Rooms:** 9  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
March quarter 2024: \$1,485,000

## Comparable Properties



**11b Strathearn Av MURRUMBEENA 3163 (REI)** **Agent Comments**

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**Price:** \$1,975,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Townhouse (Res)



**38a Mawby Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**

4 3 2

**Price:** \$1,935,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 362 sqm approx

**45a Daley St BENTLEIGH 3204 (VG)** **Agent Comments**

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**Price:** \$1,915,000  
**Method:** Sale  
**Date:** 22/02/2024  
**Property Type:** House (Res)  
**Land Size:** 290 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598