

# 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

37 South Avenue, 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 \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,710,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2023

to 31/12/2023

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	38 North Av BENTLEIGH 3204	\$1,700,000	21/10/2023
2	15 Wilson St BENTLEIGH 3204	\$1,690,000	07/10/2023
3	25 South Av BENTLEIGH 3204	\$1,600,000	12/10/2023

**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:

23/01/2024 12:31



 5    4    2

**Property Type:** House

**Land Size:** 748 sqm approx

Agent Comments

## Comparable Properties



**38 North Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

 4    1    1

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**15 Wilson St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 581 sqm approx



**25 South Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** House

**Land Size:** 757 sqm approx