

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

4/32 BUCKINGHAM AVENUE BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$943,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/10 ST JAMES AVENUE BENTLEIGH VIC 3204	\$832,000	06-Apr-24
3/9 FILBERT STREET BENTLEIGH EAST VIC 3165	\$900,000	13-Apr-24
3/3 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$875,000	10-Feb-24

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 6 months.

This Statement of Information was prepared on: 13 May 2024

Ivor Chen

M 0430208680

E Ivor.chen@austrumpglen.com.au

**2/10 ST JAMES AVENUE
BENTLEIGH VIC 3204**

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Sold Price

RS

\$832,000Sold Date **06-Apr-24**Distance **0.24km****3/9 FILBERT STREET BENTLEIGH
EAST VIC 3165**

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Sold Price

RS

\$900,000

UN

Sold Date **13-Apr-24**Distance **0.24km****3/3 ELIZABETH STREET
BENTLEIGH EAST VIC 3165**

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Sold Price

\$875,000Sold Date **10-Feb-24**Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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