

# 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 4/5a Argyle 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 \$590,000 & \$640,000

### Median sale price

Median price \$651,750 Property Type Unit Suburb Bentleigh East

Period - From 24/07/2022 to 23/07/2023 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	3/630-634 Centre Rd BENTLEIGH EAST 3165	\$678,000	05/03/2023
2	2/12 Curtin St BENTLEIGH EAST 3165	\$661,000	16/06/2023
3	6/20-22 Pell St BENTLEIGH EAST 3165	\$571,000	17/06/2023

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: 24/07/2023 15:30

4/5a Argyle Street, Bentleigh East Vic 3165



 2  1  1

**Property Type:** Unit  
**Land Size:** 134 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
24/07/2022 - 23/07/2023: \$651,750

## Comparable Properties



**3/630-634 Centre Rd BENTLEIGH EAST 3165 (REI)** [Agent Comments](#)

 2  1  1

**Price:** \$678,000  
**Method:** Private Sale  
**Date:** 05/03/2023  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 142 sqm approx



**2/12 Curtin St BENTLEIGH EAST 3165 (REI)** [Agent Comments](#)

 2  1  1

**Price:** \$661,000  
**Method:** Sold Before Auction  
**Date:** 16/06/2023  
**Property Type:** Unit



**6/20-22 Pell St BENTLEIGH EAST 3165 (REI)** [Agent Comments](#)

 2  1  1

**Price:** \$571,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** Unit

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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