

# 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 The Highway, 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,680,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2022

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	1/128 Wheatley Rd ORMOND 3204	\$1,300,000	14/06/2023
2	1/2 Bewdley St ORMOND 3204	\$1,300,000	07/06/2023
3	766 Centre Rd BENTLEIGH EAST 3165	\$1,235,000	10/06/2023

**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:

16/08/2023 14:58



 3    1    2

**Rooms:** 4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending June 2023: \$1,680,000

## Comparable Properties



1/128 Wheatley Rd ORMOND 3204 (REI/VG)

Agent Comments

 3    2    2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 14/06/2023

**Property Type:** Townhouse (Res)



1/2 Bewdley St ORMOND 3204 (REI)

Agent Comments

 2    1    2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Unit



766 Centre Rd BENTLEIGH EAST 3165  
(REI/VG)

Agent Comments

 3    1    2

**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** House (Res)

**Land Size:** 586 sqm approx