

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 40 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,700,000

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	5 Campbell St BENTLEIGH 3204	\$1,730,000	09/06/2023
2	7 Tovan Akas Av BENTLEIGH 3204	\$1,695,000	17/06/2023
3	66 Fromer St BENTLEIGH 3204	\$1,665,000	15/07/2023

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: 15/08/2023 13:06



Property Type: House

Agent Comments

Comparable Properties



5 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,730,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res)

Land Size: 732 sqm approx



7 Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,695,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 575 sqm approx



66 Fromer St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,665,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 614 sqm approx