

# 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 40b Campbell Street, 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 \$1,100,000 & \$1,150,000

### Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Bentleigh

Period - From 08/04/2023 to 07/04/2024 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	2/26 Harding St BENTLEIGH 3204	\$1,200,000	21/12/2023
2	2/26 Whitmuir Rd BENTLEIGH 3204	\$1,180,000	10/02/2024
3	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023

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: 08/04/2024 12:04



3 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 322 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median Townhouse Price**

08/04/2023 - 07/04/2024: \$1,550,000

## Comparable Properties



**2/26 Harding St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Townhouse (Single)



**2/26 Whitmuir Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Unit



**2/558 Centre Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)

**Account - Buxton** | P: 03 9563 9933