

# 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

44a Daley 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 \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Bentleigh

Period - From 16/04/2023

to 15/04/2024

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	46A Marquis Rd BENTLEIGH 3204	\$1,615,000	08/04/2024
2	14a Riddle St BENTLEIGH 3204	\$1,600,000	14/02/2024
3	77b Fromer St BENTLEIGH 3204	\$1,428,000	31/03/2024

**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:

16/04/2024 17:10



4 3 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Townhouse Price**  
16/04/2023 - 15/04/2024: \$1,550,000

## Comparable Properties



**46A Marquis Rd BENTLEIGH 3204 (REI)**

Agent Comments

4 3 2

**Price:** \$1,615,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** Townhouse (Single)



**14a Riddle St BENTLEIGH 3204 (REI)**

Agent Comments

4 3 2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Townhouse (Single)



**77b Fromer St BENTLEIGH 3204 (REI)**

Agent Comments

4 2 2

**Price:** \$1,428,000

**Method:** Private Sale

**Date:** 31/03/2024

**Property Type:** Townhouse (Single)

**Land Size:** 306 sqm approx

Account - Jellis Craig | P: 03 9194 1200