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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Tow	nhouse		Suburb	Bentleigh
Period - From	16/04/2023	to	15/04/2024		So	urce	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.

Add	dress 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.

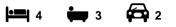
This Statement of Information was prepared on:

16/04/2024 17:10









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) 2 2



Price: \$1,615,000 Method: Private Sale Date: 08/04/2024 Property Type: Townhouse (Single)



14a Riddle St BENTLEIGH 3204 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 14/02/2024 Property Type: Townhouse (Single)



77b Fromer St BENTLEIGH 3204 (REI)



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



propertydata

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