

# 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

45 Strathmore 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,690,000 Property Type House Suburb Bentleigh

Period - From 21/11/2022 to 20/11/2023 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	31 Cushing Av BENTLEIGH 3204	\$1,755,000	23/09/2023
2	6 Anne St MCKINNON 3204	\$1,750,000	07/10/2023
3	40 Gladwyn Av BENTLEIGH EAST 3165	\$1,720,000	27/05/2023

**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:

21/11/2023 20:26

45 Strathmore Street, Bentleigh Vic 3204



 3  1  2

**Property Type:** House  
**Land Size:** 563 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
21/11/2022 - 20/11/2023: \$1,690,000

## Comparable Properties



**31 Cushing Av BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,755,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)



**6 Anne St MCKINNON 3204 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)



**40 Gladwyn Av BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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