

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 5/10 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$560,000 & \$615,000

Median sale price

Median price \$678,000 Property Type Unit Suburb Bentleigh East

Period - From 19/02/2023 to 18/02/2024 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	2/9 Argyle St BENTLEIGH EAST 3165	\$650,000	13/12/2023
2	3/10 Argyle St BENTLEIGH EAST 3165	\$615,000	09/12/2023
3	2/8 Argyle St BENTLEIGH EAST 3165	\$565,000	21/10/2023

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: 19/02/2024 16:30



2 1 1

Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 124 approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$560,000 - \$615,000
Median Unit Price
19/02/2023 - 18/02/2024: \$678,000

Comparable Properties



2/9 Argyle St BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

2 1 1

Price: \$650,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Villa
Land Size: 121 sqm approx

3/10 Argyle St BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

2 1 1

Price: \$615,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit



2/8 Argyle St BENTLEIGH EAST 3165 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$565,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480