Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/10 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$560,000		&		\$615,000					
Median sale p	rice									
Median price	\$678,000	Pro	operty Type	Unit			Suburb	Bentleigh East		
Period - From	19/02/2023	to	18/02/2024		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.

Ad	dress 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







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)

3/10 Argyle St BENTLEIGH EAST 3165 (REI)



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

Agent Comments

Agent Comments



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



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



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

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





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