

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 5/50 Glen Orme Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,560,000 Property Type Townhouse Suburb Bentleigh

Period - From 30/04/2023 to 29/04/2024 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	2/51 Wright St MCKINNON 3204	\$1,000,500	24/02/2024
2	2/15 Burgess St BENTLEIGH 3204	\$975,500	03/11/2023
3	10/3 Adelaide St MCKINNON 3204	\$955,000	02/12/2023

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: 30/04/2024 09:36



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median Townhouse Price

30/04/2023 - 29/04/2024: \$1,560,000

Comparable Properties



2/51 Wright St MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$1,000,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)

Land Size: 182 sqm approx



2/15 Burgess St BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$975,500

Method: Private Sale

Date: 03/11/2023

Property Type: Townhouse (Single)



10/3 Adelaide St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$955,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)