

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 53B Bellevue Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,433,000 Property Type Townhouse Suburb Bentleigh East

Period - From 23/04/2023 to 22/04/2024 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	3b Lesden St BENTLEIGH EAST 3165	\$1,650,000	10/02/2024
2	10a Margaret St MOORABBIN 3189	\$1,550,000	06/11/2023
3	58a Mawby Rd BENTLEIGH EAST 3165	\$1,514,000	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: 23/04/2024 14:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
23/04/2023 - 22/04/2024: \$1,433,000

Comparable Properties



3b Lesden St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)
Land Size: 294 sqm approx



10a Margaret St MOORABBIN 3189 (REI/VG) Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 06/11/2023
Property Type: Townhouse (Res)
Land Size: 376 sqm approx



58a Mawby Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,514,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)