

# 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

55 South Avenue, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,590,000 Property Type Townhouse Suburb Bentleigh

Period - From 15/11/2022 to 14/11/2023 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	4 The Highway BENTLEIGH 3204	\$1,370,000	09/09/2023
2	1/76 Mortimore St BENTLEIGH 3204	\$1,335,000	05/08/2023
3	25 Paschal St BENTLEIGH 3204	\$1,237,000	11/11/2023

**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:

15/11/2023 12:09



 3    1    1

**Property Type:**  
**Land Size:** 295 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
15/11/2022 - 14/11/2023: \$1,590,000

## Comparable Properties



**4 The Highway BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx



**1/76 Mortimore St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)



**25 Paschal St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$1,237,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)

**Account - Atria Real Estate**