

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

6 Leigh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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 Belinda Ct BENTLEIGH EAST 3165	\$1,425,000	13/04/2024
2	15 Kenjulia Dr BENTLEIGH EAST 3165	\$1,400,000	16/12/2023
3	67 Wingate St BENTLEIGH EAST 3165	\$1,360,000	12/01/2024

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:

01/05/2024 12:21



4 2 5

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2024: \$1,485,000

Comparable Properties



2 Belinda Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

Price: \$1,425,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 589 sqm approx



15 Kenjule Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 4

Price: \$1,400,000

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 608 sqm approx



67 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,360,000

Method: Private Sale

Date: 12/01/2024

Property Type: House