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

61 Mackie Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$850,000		&		\$900,000					
Median sale pr	rice									
Median price	\$1,250,000	Pro	operty Type	Unit			Suburb	Bentleigh East		
Period - From	01/01/2023	to	31/12/2023		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	1/1097 North Rd HUGHESDALE 3166	\$920,000	06/02/2024
2	6 Gray St BENTLEIGH EAST 3165	\$890,000	06/11/2023
3	1/30 Manuka St BENTLEIGH EAST 3165	\$871,000	10/02/2024

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:

29/02/2024 15:15



woodards





Property Type: Land Land Size: 420 approx sqm approx Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending December 2023: \$1,250,000

Comparable Properties



1/1097 North Rd HUGHESDALE 3166 (REI)

Price: \$920,000 Method: Private Sale Date: 06/02/2024 Property Type: House Land Size: 440 sqm approx



6 Gray St BENTLEIGH EAST 3165 (VG)



Price: \$890,000 Method: Sale Date: 06/11/2023 Property Type: House (Res)

Land Size: 306 sqm approx



1/30 Manuka St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$871,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res)

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments