

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 67 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2023

to 31/12/2023

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	73 Daley St BENTLEIGH 3204	\$1,635,000	15/11/2023
2	7 Burgess St BENTLEIGH 3204	\$1,600,000	07/10/2023
3			

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:

13/03/2024 18:14



Property Type: House (Previously Occupied - Detached)
Land Size: 618 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000
Median House Price
December quarter 2023: \$1,710,000

Comparable Properties



73 Daley St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)



Price: \$1,635,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)
Land Size: 595 sqm approx



7 Burgess St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)



Price: \$1,600,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 691 sqm approx

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.