### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 67 Bendigo Avenue, Bentleigh Vic 3204

#### Indicative selling price .

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For the meaning of	of this price see co	nsumer.vic.gov.au/underquoting
Single price	\$1,450,000	

#### Median sale price

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Median price	\$1,710,000	Pro	operty Type Hou	ISE	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.

Ade	dress 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



# buxton





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) 2 1 2 2 Price: \$1,635,000 Method: Sold Before Auction Date: 15/11/2023 Property Type: House (Res) Land Size: 595 sqm approx	Agent Comments
7 Burgess St BENTLEIGH 3204 (REI/VG)   Image: State of the	Agent Comments

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.

#### Account - Buxton | P: 03 9563 9933





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