

# 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 6b Mavho Street, 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 \$1,800,000 & \$1,850,000

### Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Bentleigh

Period - From 27/03/2023 to 26/03/2024 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	32a Mitchell St BENTLEIGH 3204	\$1,980,000	30/10/2023
2	41b North Av BENTLEIGH 3204	\$1,720,000	23/03/2024
3	31a Fairbank Rd BENTLEIGH 3204	\$1,700,000	09/12/2023

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: 27/03/2024 14:15



 4
  3
  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,850,000

Median Townhouse Price

27/03/2023 - 26/03/2024: \$1,550,000

## Comparable Properties



32a Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

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  3
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Price: \$1,980,000

Method: Private Sale

Date: 30/10/2023

Property Type: Townhouse (Single)



41b North Av BENTLEIGH 3204 (REI)

Agent Comments

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  3
  2

Price: \$1,720,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

Land Size: 406 sqm approx



31a Fairbank Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,700,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)

Land Size: 361 sqm approx

Account - Buxton | P: 03 9563 9933