

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

72 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Bentleigh

Period - From 01/04/2023 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	58 Wright St MCKINNON 3204	\$2,200,000	21/12/2023
2	48 Strathmore St BENTLEIGH 3204	\$1,830,000	27/03/2024
3	9 Horsley St BENTLEIGH 3204	\$1,816,000	28/11/2023

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:

02/05/2024 14:26



 3
  1
  3

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 774 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending March 2024: \$1,630,000

Comparable Properties



58 Wright St MCKINNON 3204 (VG)

Agent Comments

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Price: \$2,200,000

Method: Sale

Date: 21/12/2023

Property Type: House (Res)

Land Size: 833 sqm approx



48 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

 4
  1
  2

Price: \$1,830,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 616 sqm approx



9 Horsley St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3
  3
  2

Price: \$1,816,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 710 sqm approx

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