

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 75a Waratah Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,275,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2024 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 | 1/101 Parkmore Rd BENTLEIGH EAST 3165 | \$1,375,000 | 11/05/2024 |
| 2 | 32B Brooks St BENTLEIGH EAST 3165 | \$1,345,000 | 02/03/2024 |
| 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: 18/06/2024 14:59



Property Type: Townhouse

Agent Comments

Comparable Properties



**1/101 Parkmore Rd BENTLEIGH EAST 3165
(REI)**

Agent Comments



Price: \$1,375,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)

Land Size: 241 sqm approx



**32B Brooks St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$1,345,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

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.