

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

7a Bayview Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,418,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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 | 5b Huntingdon Rd BENTLEIGH EAST 3165 | \$1,595,000 | 05/08/2023 |
| 2 | 4b Tambet St BENTLEIGH EAST 3165 | \$1,465,000 | 29/04/2023 |
| 3 | 44A Goodrich St BENTLEIGH EAST 3165 | \$1,400,000 | 09/08/2023 |

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:

25/09/2023 18:25



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2023: \$1,418,500

Comparable Properties



5b Huntingdon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,595,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

Land Size: 337 sqm approx



4b Tambet St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 2

Price: \$1,465,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)



44A Goodrich St BENTLEIGH EAST 3165 (REI) Agent Comments

4 3 2

Price: \$1,400,000

Method: Private Sale

Date: 09/08/2023

Property Type: Townhouse (Single)

Land Size: 296 sqm approx