

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 Lesden Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,585,000

&

\$1,665,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2023

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.

	Address of comparable property	Price	Date of sale
1	8b Purtell St BENTLEIGH EAST 3165	\$1,750,000	25/03/2024
2	3b Lesden St BENTLEIGH EAST 3165	\$1,650,000	10/02/2024
3	7b Rowland St BENTLEIGH EAST 3165	\$1,610,000	02/03/2024

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:

10/04/2024 13:24



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



8b Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 25/03/2024

Property Type: Townhouse (Single)



3b Lesden St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 3  2  2

Price: \$1,650,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Land Size: 294 sqm approx



7b Rowland St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,610,000

Method: Private Sale

Date: 02/03/2024

Property Type: Townhouse (Single)