

# 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

7B Cecil Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,432,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2022 to 31/03/2023 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	4a Waratah St BENTLEIGH EAST 3165	\$1,625,000	06/02/2023
2	75a Parkmore Rd BENTLEIGH EAST 3165	\$1,601,000	13/05/2023
3	2 Noora Av BENTLEIGH EAST 3165	\$1,539,000	29/04/2023

**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:

06/07/2023 11:04



 4  2  2

**Property Type:** Townhouse  
**Land Size:** 378 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 Year ending March 2023: \$1,432,500

## Comparable Properties



**4a Waratah St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 06/02/2023  
**Property Type:** Townhouse (Single)



**75a Parkmore Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,601,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** Townhouse (Res)



**2 Noora Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,539,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** Townhouse (Res)

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