

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 8 Clapperton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,458,000 Property Type House Suburb Bentleigh

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 | 44 Anthony St ORMOND 3204 | \$1,968,500 | 16/03/2024 |
| 2 | 19 Harold St MCKINNON 3204 | \$1,920,000 | 30/11/2023 |
| 3 | 123 Wheatley Rd ORMOND 3204 | \$1,892,000 | 24/02/2024 |

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: 23/04/2024 11:46



 4  2  2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



44 Anthony St ORMOND 3204 (REI)

Agent Comments

 4  2  3

Price: \$1,968,500

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res)

Land Size: 659 sqm approx



19 Harold St MCKINNON 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,920,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: House (Res)

Land Size: 571 sqm approx



123 Wheatley Rd ORMOND 3204 (REI)

Agent Comments

 5  3  2

Price: \$1,892,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)