Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	
posicode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,420,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/01/2023	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

	aress of comparable property	1 1100	Date of Sale
1	26 Denver St BENTLEIGH EAST 3165	\$1,407,000	01/04/2023
2	8 Seathorpe Av BENTLEIGH EAST 3165	\$1,395,000	07/07/2023
3	1 Kaniva Ct BENTLEIGH EAST 3165	\$1,391,000	10/03/2023

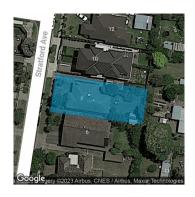
OR

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:	11/07/2023 11:12



Date of sale









Property Type: House Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** March quarter 2023: \$1,420,000

Comparable Properties



26 Denver St BENTLEIGH EAST 3165 (REI)

= 3





Price: \$1,407,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 735 sqm approx

Agent Comments



8 Seathorpe Av BENTLEIGH EAST 3165 (REI)

-3





Price: \$1,395,000

Method: Sold Before Auction

Date: 07/07/2023 Property Type: House Land Size: 693 sqm approx



1 Kaniva Ct BENTLEIGH EAST 3165 (REI/VG)

—— 3





Price: \$1,391,000

Method: Sold Before Auction

Date: 10/03/2023

Property Type: House (Res) Land Size: 670 sqm approx **Agent Comments**

Agent Comments

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



