

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 Stratford Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,420,000 Property 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	Price	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

8 Stratford Avenue, Bentleigh East Vic 3165



 3  1  2

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) **Agent Comments**

 3  1  1

Price: \$1,407,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 735 sqm approx



8 Seathorpe Av BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  1

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) **Agent Comments**

 3  1  1

Price: \$1,391,000
Method: Sold Before Auction
Date: 10/03/2023
Property Type: House (Res)
Land Size: 670 sqm approx

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



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