

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 Vine Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,420,000 Property Type Townhouse Suburb Bentleigh East

Period - From 24/10/2022 to 23/10/2023 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	14a Bevis St BENTLEIGH EAST 3165	\$1,550,000	13/09/2023
2	21b Surrey St BENTLEIGH EAST 3165	\$1,415,000	14/08/2023
3	32b Argyle St BENTLEIGH EAST 3165	\$1,405,000	07/10/2023

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: 24/10/2023 14:43



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 241 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median Townhouse Price
 24/10/2022 - 23/10/2023: \$1,420,000

Comparable Properties



14a Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,550,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: Townhouse (Res)



21b Surrey St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,415,000
Method: Sold Before Auction
Date: 14/08/2023
Property Type: Townhouse (Res)



32b Argyle St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,405,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200