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

8b John Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between | $1,550,000 | & | $1,620,000

Median sale price

| Median price | $1,430,000 | Property Type | Townhouse | Suburb | Bentleigh East |

| Period - From | 05/06/2023 | to | 04/06/2024 | 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	9a Pollina St BENTLEIGH EAST 3165	$1,579,000	30/05/2024
2	7a Rowland St BENTLEIGH EAST 3165	$1,575,000	21/05/2024
3	86a Beddoe Av BENTLEIGH EAST 3165	$1,520,000	22/05/2024

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: | 05/06/2024 14:58

CONSUMER AFFAIRS VICTORIA

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Property Type:

Agent Comments

Indicative Selling Price
$1,550,000 - $1,620,000
Median Townhouse Price
05/06/2023 - 04/06/2024: $1,430,000

Comparable Properties

9a Pollina St BENTLEIGH EAST 3165 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,579,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: Townhouse (Res)

Agent Comments

7a Rowland St BENTLEIGH EAST 3165 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,575,000
Method: Private Sale
Date: 21/05/2024
Property Type: Townhouse (Res)

Agent Comments

86a Beddoe Av BENTLEIGH EAST 3165 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,520,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Townhouse (Res)

Agent Comments