

# 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 9/45 Elizabeth Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,190,000

### Median sale price

Median price \$1,413,750 Property Type Townhouse Suburb Bentleigh East

Period - From 14/05/2023 to 13/05/2024 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	2b Browns Rd BENTLEIGH EAST 3165	\$1,392,000	14/02/2024
2	1/49 Browns Rd BENTLEIGH EAST 3165	\$1,225,000	20/03/2024
3	4/3 Elizabeth St BENTLEIGH EAST 3165	\$1,165,000	10/02/2024

**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: 14/05/2024 14:00



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,190,000  
**Median Townhouse Price**  
14/05/2023 - 13/05/2024: \$1,413,750

## Comparable Properties



**2b Browns Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,392,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2024  
**Property Type:** Townhouse (Res)



**1/49 Browns Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,225,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2024  
**Property Type:** Townhouse (Res)



**4/3 Elizabeth St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Townhouse (Res)

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