

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

9a Small Road, Bentleigh Vic 3204

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 \$877,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2023 to 31/12/2023 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	1 Mawby Rd BENTLEIGH EAST 3165	\$1,438,500	17/11/2023
2	1/13 Fairbank Rd BENTLEIGH 3204	\$1,390,000	07/12/2023
3	25b Harding St BENTLEIGH 3204	\$1,370,000	09/12/2023

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:

18/01/2024 14:34



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Property Type: Townhouse

Agent Comments

Comparable Properties



1 Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,438,500

Method: Sold Before Auction

Date: 17/11/2023

Property Type: Townhouse (Res)



1/13 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 3

Price: \$1,390,000

Method: Private Sale

Date: 07/12/2023

Property Type: Townhouse (Single)



25b Harding St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)

Land Size: 300 sqm approx