

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 24 Ludwell Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,475,000

Median sale price

Median price \$1,504,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2024

to 30/06/2024

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	6 Leigh St BENTLEIGH EAST 3165	\$1,510,000	25/05/2024
2	10 Tasman Rd BENTLEIGH EAST 3165	\$1,415,000	18/05/2024
3	25 Gladesville Dr BENTLEIGH EAST 3165	\$1,460,000	19/04/2024

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:

03/09/2024 14:28



Property Type: House

Comparable Properties



6 Leigh St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 571 sqm approx



10 Tasman Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 18/05/2024

Property Type: House

Land Size: 587 sqm approx



25 Gladesville Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 573 sqm approx