

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

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,562,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

29/01/2023

to

28/01/2024

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	20b Abbin Av BENTLEIGH EAST 3165	\$1,570,000	09/12/2023
2	36b Lonsdale Av HAMPTON EAST 3188	\$1,410,000	22/01/2024
3	12B Lahona Av BENTLEIGH EAST 3165	\$1,405,000	16/12/2023

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:

29/01/2024 11:59



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
29/01/2023 - 28/01/2024: \$1,562,500

Comparable Properties



20b Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,570,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)

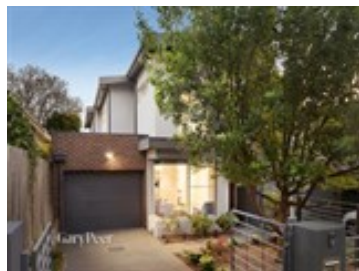


36b Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

4 2 2

Price: \$1,410,000
Method: Private Sale
Date: 22/01/2024
Property Type: Townhouse (Single)



12B Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,405,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200