

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

3/16 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$664,000 Property Type Unit Suburb Bentleigh East

Period - From 05/11/2023 to 04/11/2024 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	6/27 Gladwyn Av BENTLEIGH EAST 3165	\$552,000	07/09/2024
2	4/697 Warrigal Rd BENTLEIGH EAST 3165	\$595,000	31/08/2024
3	2/25 Birdwood St BENTLEIGH EAST 3165	\$590,000	05/07/2024

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:

05/11/2024 15:47



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

05/11/2023 - 04/11/2024: \$664,000

Comparable Properties



6/27 Gladwyn Av BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  1  1

Price: \$552,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Unit

Land Size: 137 sqm approx



4/697 Warrigal Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 31/08/2024

Property Type: Unit



2/25 Birdwood St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 05/07/2024

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480