

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

16 Agnes Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,609,000

Median sale price

Median price \$1,462,250

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

to 30/09/2024

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	2c Anderson Av BENTLEIGH EAST 3165	\$1,641,000	20/10/2024
2	37b George St BENTLEIGH EAST 3165	\$1,610,000	18/10/2024
3	4 Roselyn Cr BENTLEIGH EAST 3165	\$1,560,000	31/08/2024

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:

16/12/2024 09:08



Property Type: House

Land Size: 325 sqm approx

Comparable Properties



2c Anderson Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,641,000

Method: Private Sale

Date: 20/10/2024

Property Type: Townhouse (Res)



37b George St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: Townhouse (Res)



4 Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 31/08/2024

Property Type: Townhouse (Res)