

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

22 Thornton Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,426,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2024 to 31/12/2024 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	12 Dermot St OAKLEIGH SOUTH 3167	\$1,160,000	07/12/2024
2	6 Claude St BENTLEIGH EAST 3165	\$1,230,000	29/11/2024
3	20 Neil Ct BENTLEIGH EAST 3165	\$1,080,000	09/11/2024

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: 31/01/2025 09:41



Property Type: House (Previously Occupied - Detached)
Land Size: 571 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2024: \$1,426,000

Comparable Properties



12 Dermot St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Sold Before Auction
Date: 07/12/2024
Property Type: House (Res)
Land Size: 604 sqm approx



6 Claude St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 593 sqm approx



20 Neil Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 640 sqm approx