

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

2/7 Theresa Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,280,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	1/36 Abbin Av BENTLEIGH EAST 3165	\$1,215,000	01/12/2021
2	1/13 Lilac St BENTLEIGH EAST 3165	\$1,200,000	08/09/2021
3	2/18 Hinkler Av BENTLEIGH EAST 3165	\$1,160,000	13/11/2021

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:

04/03/2022 12:59

2/7 Theresa Street, Bentleigh Vic 3204

Ben Quigley
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3 2 2

Property Type: Unit
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median Unit Price
December quarter 2021: \$1,280,000

Comparable Properties



1/36 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,215,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



1/13 Lilac St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 08/09/2021
Property Type: Townhouse (Res)
Land Size: 271 sqm approx



2/18 Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 356 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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