

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

18a Renown Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,790,000

Median sale price

Median price

\$1,567,500

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2020

to

31/03/2021

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	46B Railway Cr BENTLEIGH 3204	\$1,850,000	04/07/2021
2	48B Lahona Av BENTLEIGH EAST 3165	\$1,827,000	01/07/2021
3	1A Stockdale Av BENTLEIGH EAST 3165	\$1,770,000	30/06/2021

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:

13/07/2021 10:01



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,790,000

Median House Price
Year ending March 2021: \$1,567,500

Comparable Properties



46B Railway Cr BENTLEIGH 3204 (REI)

Agent Comments

4 4 2

Price: \$1,850,000
Method: Sold After Auction
Date: 04/07/2021
Property Type: Townhouse (Res)
Land Size: 435 sqm approx



48B Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,827,000
Method: Sold Before Auction
Date: 01/07/2021
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



1A Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,770,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: Townhouse (Single)
Land Size: 353 sqm approx