Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 17b Surrey Street, Bentleigh East Vic 3165 |
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| |

Indicative selling price

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

| Range between \$1,200,000 & \$1,320,000 | Range between | \$1,200,000 | & | \$1,320,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

Median sale price

| Median price \$1,400,000 | Property Typ | Townhouse | Suburb | Bentleigh East |
|--------------------------|--------------|-----------|------------|----------------|
| Period - From 26/06/2022 | to 25/06/20 | 23 Sc | ource 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

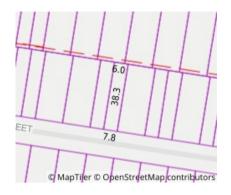
| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 25b Rica St MOORABBIN 3189 | \$1,300,000 | 16/02/2023 |
| 2 | 5 East View Cr BENTLEIGH EAST 3165 | \$1,275,000 | 10/06/2023 |
| 3 | 6/8-10 Agnes St BENTLEIGH EAST 3165 | \$1,248,000 | 03/06/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 26/06/2023 12:38 |
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Property Type: House - Attached

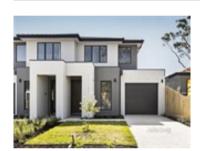
House N.E.C.

Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median Townhouse Price** 26/06/2022 - 25/06/2023: \$1,400,000

Comparable Properties



25b Rica St MOORABBIN 3189 (REI/VG)





€ 2 3

Price: \$1,300,000 Method: Private Sale Date: 16/02/2023

Property Type: Townhouse (Single) Land Size: 293 sqm approx

Agent Comments



5 East View Cr BENTLEIGH EAST 3165 (REI)





Price: \$1,275,000 Method: Auction Sale Date: 10/06/2023

Property Type: Townhouse (Res) Land Size: 361 sqm approx







6/8-10 Agnes St BENTLEIGH EAST 3165 (REI) Agent Comments

Agent Comments

Price: \$1,248,000 Method: Auction Sale Date: 03/06/2023

Property Type: Townhouse (Res)

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



