

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

17b Surrey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,400,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 26/06/2022

to

25/06/2023

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	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 comparable properties 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

17b Surrey Street, Bentleigh East Vic 3165



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)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 16/02/2023

Property Type: Townhouse (Single)

Land Size: 293 sqm approx



5 East View Cr BENTLEIGH EAST 3165 (REI)

Agent Comments



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



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



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