

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

42 Mclean Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2024

to

30/09/2024

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	49 South Av BENTLEIGH 3204	\$1,305,000	10/08/2024
2	6 Anstee Gr BENTLEIGH 3204	\$1,325,000	18/06/2024
3	55 Carlyon St ORMOND 3204	\$1,326,000	17/06/2024

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:

29/10/2024 13:42



3 2 2

Property Type: House

Agent Comments

Comparable Properties



49 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,305,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 623 sqm approx



6 Anstee Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 3

Price: \$1,325,000

Method: Sold Before Auction

Date: 18/06/2024

Property Type: House (Res)

Land Size: 571 sqm approx



55 Carlyon St ORMOND 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,326,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 534 sqm approx