

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

11a Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,267,250

Property Type

House

Suburb

Bentleigh East

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	51 Clay St MOORABBIN 3189	\$1,295,000	10/03/2021
2	17a Matilda Rd MOORABBIN 3189	\$1,202,000	15/05/2021
3	12a Gray St BENTLEIGH EAST 3165	\$1,180,000	26/11/2020

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:

24/05/2021 17:10

11a Purtell Street, Bentleigh East Vic 3165



Oren Flamm

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending March 2021: \$1,267,250



3 2 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



51 Clay St MOORABBIN 3189 (REI)

Agent Comments

3 3 2

Price: \$1,295,000

Method: Private Sale

Date: 10/03/2021

Property Type: Townhouse (Single)



17a Matilda Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,202,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)

Land Size: 297 sqm approx



12a Gray St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2020

Property Type: Townhouse (Res)

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.