

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

9 Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,580,000

&

\$1,650,000

Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	4 Beddoe Av BENTLEIGH EAST 3165	\$1,655,000	20/12/2021
2	47 Tambet St BENTLEIGH EAST 3165	\$1,620,000	04/12/2021
3	4 Seathorpe Av BENTLEIGH EAST 3165	\$1,600,000	24/11/2021

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:

18/01/2022 14:18

9 Parkmore Road, Bentleigh East Vic 3165

Vicki Pollard
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2 1 2

Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,650,000
Median House Price
September quarter 2021: \$1,547,500

Comparable Properties



4 Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,655,000
Method: Private Sale
Date: 20/12/2021
Property Type: House



47 Tamber St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,620,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 618 sqm approx



4 Seathorpe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,600,000
Method: Private Sale
Date: 24/11/2021
Property Type: House
Land Size: 697 sqm approx

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



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