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

44b Mclean Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,950,000		&		\$2,100,000				
Median sale price									
Median price	\$1,675,000	Pro	operty Type	Hou	se		Suburb	Bentleigh	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	16b Caramar Av BRIGHTON EAST 3187	\$2,032,000	16/11/2024
2	564a Centre Rd BENTLEIGH 3204	\$1,920,000	21/09/2024
3	33b Wright St BENTLEIGH 3204	\$1,980,000	17/08/2024

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:

07/01/2025 09:43







Property Type: Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price September quarter 2024: \$1,675,000

Comparable Properties

16b Caramar Av BRIGHTON EAST 3187 (REI) Price: \$2,032,000 Method: Auction Sale Date: 16/11/2024 Property Type: Townhouse (Res)	Agent Comments
564a Centre Rd BENTLEIGH 3204 (REI/VG) 4 3 2 Price: \$1,920,000 Method: Auction Sale Date: 21/09/2024 Property Type: Townhouse (Res) Land Size: 298 sqm approx	Agent Comments
33b Wright St BENTLEIGH 3204 (REI/VG) → 4 → 2 → 2 Price: \$1,980,000 Method: Auction Sale Date: 17/08/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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