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 12a Harding Street, Bentleigh Vic 3204 Including suburb and postcode

Indicative selling price

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

Range between \$1,590,000 \$1,730,000 &

Median sale price

Median price	\$1,452,500	Pro	perty Type	Townh	nouse		Suburb	Bentleigh
Period - From	24/02/2024	to	23/02/2025		Sou	ırce	Property	[,] Data

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

Add	dress of comparable property	Price	Date of sale
1	52 Lahona Av BENTLEIGH EAST 3165	\$1,790,000	22/02/2025
2	7a Glenmer St BENTLEIGH 3204	\$1,795,000	04/12/2024
3	23b Atkinson St BENTLEIGH 3204	\$1,705,000	30/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 09:49





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Indicative Selling Price \$1,590,000 - \$1,730,000 **Median Townhouse Price** 24/02/2024 - 23/02/2025: \$1,452,500





Comparable Properties



52 Lahona Av BENTLEIGH EAST 3165 (REI)

Price: \$1,790,000 Method: Auction Sale Date: 22/02/2025

Property Type: Townhouse (Res)

Agent Comments



7a Glenmer St BENTLEIGH 3204 (REI/VG)

Agent Comments

Price: \$1,795,000 Method: Private Sale Date: 04/12/2024

Property Type: Townhouse (Res) Land Size: 300 sqm approx



23b Atkinson St BENTLEIGH 3204 (REI/VG)

Price: \$1,705,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 307 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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