## 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	44b Mclean Avenue, Bentleigh Vic 3204
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,780,000	&	\$1,880,000
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### Median sale price

Median price	\$1,775,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	1a Dunoon Ct BRIGHTON EAST 3187	\$1,900,000	03/04/2025
2	8a Auckland St BENTLEIGH 3204	\$1,900,000	05/03/2025
3	15a Gray St BENTLEIGH EAST 3165	\$1,880,000	29/11/2024

#### 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:	06/04/2025 10:27
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**Property Type: Agent Comments** 

**Indicative Selling Price** \$1,780,000 - \$1,880,000 **Median House Price** March quarter 2025: \$1,775,000

# Comparable Properties



1a Dunoon Ct BRIGHTON EAST 3187 (REI)

Price: \$1,900,000 Method: Auction Sale Date: 03/04/2025

Property Type: Townhouse (Single)

**Agent Comments** 



8a Auckland St BENTLEIGH 3204 (REI)



**Agent Comments** 

**Agent Comments** 

Price: \$1,900,000 Method: Private Sale Date: 05/03/2025

Property Type: Townhouse (Single)

15a Gray St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,880,000 Method: Private Sale Date: 29/11/2024

Property Type: Townhouse (Single) Land Size: 292 sqm approx

**REIV** 



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

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