

# 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 8a Auckland Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,690,000 & \$1,750,000

### Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Bentleigh

Period - From 14/01/2024 to 13/01/2025 Source 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	Price	Date of sale
1	15B Bellevue Rd BENTLEIGH EAST 3165	\$1,725,000	06/12/2024
2	12b Wood St BENTLEIGH 3204	\$1,670,000	26/11/2024
3	15b Shrewsbury St BENTLEIGH EAST 3165	\$1,780,000	18/09/2024

**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: 14/01/2025 10:58



 4    3    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**15B Bellevue Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,725,000

**Method:** Private Sale

**Date:** 06/12/2024

**Property Type:** Townhouse (Single)



**12b Wood St BENTLEIGH 3204 (REI)**

Agent Comments

 4    3    1

**Price:** \$1,670,000

**Method:** Private Sale

**Date:** 26/11/2024

**Property Type:** Townhouse (Single)



**15b Shrewsbury St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,780,000

**Method:** Sold Before Auction

**Date:** 18/09/2024

**Property Type:** Townhouse (Res)

**Land Size:** 289 sqm approx