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	8a Auckland 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	\$1,690,000	&	\$1,750,000

Median sale price

Median price	\$1,500,000	Pro	perty Type To	wnhouse		Suburb	Bentleigh
Period - From	14/01/2024	to	13/01/2025	So	urce	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	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 comparableproperties 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





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Indicative Selling Price \$1,690,000 - \$1,750,000 **Median Townhouse Price** 14/01/2024 - 13/01/2025: \$1,500,000



Property Type: Townhouse **Agent Comments**

Comparable Properties



15B Bellevue Rd BENTLEIGH EAST 3165 (REI)

Price: \$1,725,000 Method: Private Sale Date: 06/12/2024

Property Type: Townhouse (Single)

Agent Comments



12b Wood St BENTLEIGH 3204 (REI)

Agent Comments

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

Price: \$1,780,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Townhouse (Res) Land Size: 289 sqm approx

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





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