

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

7a Delma Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,395,000 Property Type Townhouse Suburb Bentleigh East

Period - From 22/11/2021 to 21/11/2022 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	Price	Date of sale
1	4A Colin St BENTLEIGH EAST 3165	\$1,680,000	13/10/2022
2	19b Hinkler Av BENTLEIGH EAST 3165	\$1,625,000	28/06/2022
3	9b Fromer St BENTLEIGH 3204	\$1,600,000	11/07/2022

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:

22/11/2022 10:12



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Townhouse Price

22/11/2021 - 21/11/2022: \$1,395,000

Comparable Properties



4A Colin St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 13/10/2022

Property Type: Townhouse (Res)

Land Size: 388 sqm approx



19b Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,625,000

Method: Private Sale

Date: 28/06/2022

Property Type: Townhouse (Single)



9b Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 11/07/2022

Property Type: Townhouse (Single)

Land Size: 367 sqm approx