

# 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

19b Vunabere Avenue, Bentleigh Vic 3204

### Indicative selling price

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

Single price \$1,995,000

### Median sale price

Median price \$1,535,000

Property Type Townhouse

Suburb Bentleigh

Period - From 25/01/2022

to 24/01/2023

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	14b Geel St BENTLEIGH 3204	\$2,000,000	26/08/2022
2	36b Billson St BRIGHTON EAST 3187	\$1,975,000	15/11/2022
3	19a Vunabere Av BENTLEIGH 3204	\$1,950,000	17/01/2023

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:

25/01/2023 12:51

19b Vunabere Avenue, Bentleigh Vic 3204



 4  3  2

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 338 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,995,000

**Median Townhouse Price**

25/01/2022 - 24/01/2023: \$1,535,000

## Comparable Properties



**14b Geel St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 26/08/2022

**Property Type:** Townhouse (Res)



**36b Billson St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,975,000

**Method:** Private Sale

**Date:** 15/11/2022

**Property Type:** Townhouse (Single)

**Land Size:** 348 sqm approx

**19a Vunabere Av BENTLEIGH 3204 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 17/01/2023

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 337 sqm approx

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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