

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

2/26 Connie Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$570,000

&

\$625,000

Median sale price

Median price

\$678,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

11/10/2022

to

10/10/2023

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	4/5a Argyle St BENTLEIGH EAST 3165	\$625,000	11/08/2023
2	6/20 Pell St BENTLEIGH EAST 3165	\$571,000	17/06/2023
3	6/20-22 Pell St BENTLEIGH EAST 3165	\$571,000	17/06/2023

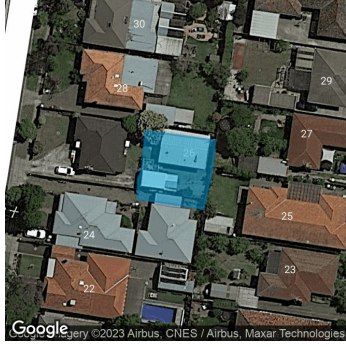
OR

~~**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:

11/10/2023 19:27

2/26 Connie Street, Bentleigh East Vic 3165



 2  1  3

Property Type: Unit
Land Size: 239 sqm approx
Agent Comments

Indicative Selling Price

\$570,000 - \$625,000

Median Unit Price

11/10/2022 - 10/10/2023: \$678,000

Comparable Properties

4/5a Argyle St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Sold Before Auction

Date: 11/08/2023

Property Type: Unit



6/20 Pell St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$571,000

Method: Sale

Date: 17/06/2023

Property Type: Flat/Unit/Apartment (Res)



6/20-22 Pell St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$571,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Unit

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



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