#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

2/36 Abbin Avenue, Bentleigh East Vic 3165

#### Indicative selling price

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

narige between \$370,000   & \$1,020,000	Range between	\$970,000	&	\$1,020,000
--	---------------	-----------	---	-------------

#### Median sale price

Median price	\$1,105,000	Pro	perty Type U	Init		Suburb	Bentleigh East
Period - From	28/04/2024	to	27/04/2025	S	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	1/39 Wards Gr BENTLEIGH EAST 3165	\$990,000	05/04/2025
2	2/9 Filbert St BENTLEIGH EAST 3165	\$1,020,000	02/04/2025
3	1/6 Browns Rd BENTLEIGH EAST 3165	\$1,005,000	26/03/2025

#### 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:	28/04/2025 10:15



Date of sale







Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$970,000 - \$1,020,000 **Median Unit Price** 28/04/2024 - 27/04/2025: \$1,105,000

## Comparable Properties



1/39 Wards Gr BENTLEIGH EAST 3165 (REI)

**Agent Comments** 

Price: \$990,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit

Land Size: 301 sqm approx

2/9 Filbert St BENTLEIGH EAST 3165 (REI)

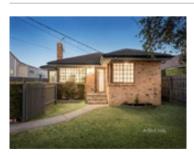
Agent Comments

Price: \$1,020,000

2

Method: Sold Before Auction

Date: 02/04/2025 Property Type: Unit



1/6 Browns Rd BENTLEIGH EAST 3165 (REI)

Price: \$1,005,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: House (Res)

**Agent Comments** 

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



