

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

1/14 South Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$832,500 Property Type Unit Suburb Bentleigh

Period - From 03/10/2023 to 02/10/2024 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	301/481 South Rd BENTLEIGH 3204	\$625,000	20/09/2024
2	106/3 Faulkner St BENTLEIGH 3204	\$620,000	16/09/2024
3	206/15 Vickery St BENTLEIGH 3204	\$635,000	15/06/2024

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:

03/10/2024 08:06



Property Type: Apartment

Agent Comments

Comparable Properties



301/481 South Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 20/09/2024

Property Type: Unit



106/3 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 16/09/2024

Property Type: Unit



206/15 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$635,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit