#### 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

27 Lahona Avenue, Bentleigh East Vic 3165
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#### Indicative selling price

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

Range between	\$800,000	&	\$850,000

#### Median sale price

Median price	\$1,235,000	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	01/01/2024	to	31/12/2024	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	3/2 Benina St BENTLEIGH EAST 3165	\$855,000	16/11/2024
2	3/32 Elizabeth St BENTLEIGH EAST 3165	\$850,000	23/10/2024
3	2A Caleb St BENTLEIGH EAST 3165	\$880,000	02/10/2024

#### 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:	04/02/2025 09:48



Date of sale







Property Type: Townhouse

**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** Year ending December 2024: \$1,235,000

## Comparable Properties



3/2 Benina St BENTLEIGH EAST 3165 (REI/VG)

Price: \$855,000 Method: Auction Sale Date: 16/11/2024 **Property Type:** Unit

**Agent Comments** 



3/32 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

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Agent Comments

Price: \$850,000 Method: Private Sale Date: 23/10/2024 Property Type: Unit



2A Caleb St BENTLEIGH EAST 3165 (REI/VG)



Price: \$880,000

Method: Sold Before Auction

Date: 02/10/2024 Property Type: Unit

Land Size: 230 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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