

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

57 Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,500,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/12/2023

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	53 Elizabeth St BENTLEIGH EAST 3165	\$1,470,000	02/03/2024
2	64 Purtell St BENTLEIGH EAST 3165	\$1,500,000	24/02/2024
3	11 Begg St BENTLEIGH EAST 3165	\$1,485,000	02/03/2024

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:

04/03/2024 11:07



4 2 1

Property Type: House
Land Size: 707 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median House Price
Year ending December 2023: \$1,420,000

Comparable Properties

53 Elizabeth St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 2

Price: \$1,470,000
Method:
Date: 02/03/2024
Property Type: House



64 Purtell St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 1

Price: \$1,500,000
Method: Private Sale
Date: 24/02/2024
Property Type: House



11 Begg St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 1

Price: \$1,485,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 608 sqm approx