

# 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

11 Porter Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,570,000

&

\$1,720,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 30/09/2021

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	82 Mortimore St BENTLEIGH 3204	\$1,700,000	02/07/2021
2	69 Bendigo Av BENTLEIGH 3204	\$1,650,000	09/06/2021
3	10 Bellevue Rd BENTLEIGH EAST 3165	\$1,570,000	17/07/2021

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:

10/11/2021 19:04



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 621 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
Year ending September 2021: \$1,700,000

## Comparable Properties



**82 Mortimore St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 02/07/2021  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 617 sqm approx

**69 Bendigo Av BENTLEIGH 3204 (VG)**

**Agent Comments**



**Price:** \$1,650,000  
**Method:** Sale  
**Date:** 09/06/2021  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**10 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx

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