

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

19 Niki Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2023

to

30/09/2024

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	3 Vasey St BENTLEIGH EAST 3165	\$1,200,000	26/08/2024
2	56 Brosnan Rd BENTLEIGH EAST 3165	\$1,200,000	22/06/2024
3	1 Brosnan Rd BENTLEIGH EAST 3165	\$1,235,000	12/06/2024

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:

14/10/2024 12:06



 4  2  2

Property Type: House
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2024: \$1,460,000

Comparable Properties



3 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000
Method: Private Sale
Date: 26/08/2024
Property Type: House (Res)
Land Size: 585 sqm approx



56 Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000
Method: Private Sale
Date: 22/06/2024
Property Type: House
Land Size: 584 sqm approx



**1 Brosnan Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 4  1  4

Price: \$1,235,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 597 sqm approx