# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	32 Eddys Grove, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,900,000	&	\$2,090,000
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#### Median sale price

Median price	\$1,625,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	22 Twisden Rd BENTLEIGH 3204	\$2,180,000	16/11/2024
2	44 Bent St BENTLEIGH 3204	\$2,145,000	12/10/2024
3			

#### 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:	26/02/2025 14:30



Date of sale

# WHITEFOX

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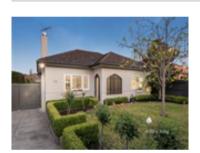




**Property Type:** House **Land Size:** 689 sqm approx Agent Comments

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price December quarter 2024: \$1,625,000

# Comparable Properties



22 Twisden Rd BENTLEIGH 3204 (REI/VG)

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**3** 2

**Price:** \$2,180,000 **Method:** Auction Sale **Date:** 16/11/2024

**Property Type:** House (Res) **Land Size:** 647 sqm approx

**Agent Comments** 



44 Bent St BENTLEIGH 3204 (REI/VG)

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Agent Comments

**Price:** \$2,145,000 **Method:** Auction Sale **Date:** 12/10/2024

Property Type: House (Res) Land Size: 569 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



