

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

21a Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,435,750

Property Type Townhouse

Suburb Bentleigh East

Period - From 29/01/2023

to

28/01/2024

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	5 Brad St BENTLEIGH EAST 3165	\$1,670,000	21/11/2023
2	32a Connie St BENTLEIGH EAST 3165	\$1,630,000	22/10/2023
3	3A Carmel Ct BENTLEIGH EAST 3165	\$1,575,000	14/10/2023

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:

29/01/2024 15:43



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5 Brad St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Sold Before Auction

Date: 21/11/2023

Property Type: Townhouse (Res)

Land Size: 252 sqm approx



Sold

32a Connie St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,630,000

Method: Private Sale

Date: 22/10/2023

Property Type: Townhouse (Single)



3A Carmel Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 3

Price: \$1,575,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)