

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

6 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,970,000

&

\$2,100,000

Median sale price

Median price \$1,797,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	38 Robert St BENTLEIGH 3204	\$1,952,500	30/09/2021
2	8 Lockwood St BENTLEIGH 3204	\$1,980,000	16/08/2021
3	20 Galtum Av BENTLEIGH 3204	\$2,070,000	05/06/2021

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:

02/10/2021 19:16

6 Bendigo Avenue, Bentleigh Vic 3204

Vicki Pollard
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4 2 2

Property Type: House
Land Size: 622 sqm approx
Agent Comments

Indicative Selling Price
\$1,970,000 - \$2,100,000
Median House Price
June quarter 2021: \$1,797,500

Comparable Properties



38 Robert St BENTLEIGH 3204 (REI)

Agent Comments

3 2 4

Price: \$1,952,500
Method: Auction Sale
Date: 30/09/2021
Property Type: House (Res)
Land Size: 639 sqm approx



8 Lockwood St BENTLEIGH 3204 (REI)

Agent Comments

4 2 5

Price: \$1,980,000
Method: Sold Before Auction
Date: 16/08/2021
Property Type: House (Res)
Land Size: 688 sqm approx



20 Galtum Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 4

Price: \$2,070,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House
Land Size: 604 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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