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 betwee	\$1,970,000		&		\$2,100,000					
Median sale p	rice									
Median price	\$1,797,500	Pro	operty Type	Hous	se		Suburb	Bentleigh		
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress 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







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

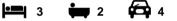
Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

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

Comparable Properties



38 Robert St BENTLEIGH 3204 (REI)



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

Agent Comments

8 Lockwood St BENTLEIGH 3204 (REI)

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Agent Comments

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

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20 Galtum Av BENTLEIGH 3204 (REI/VG)



6 4

Agent Comments

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



propertydata

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