

# 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

22 Donaldson Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,680,000 & \$1,750,000

### Median sale price

Median price \$1,795,000 Property Type House Suburb Bentleigh

Period - From 27/09/2021 to 26/09/2022 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	15 Melton Av CARNEGIE 3163	\$1,832,500	17/08/2022
2	18 Maud St ORMOND 3204	\$1,700,000	17/09/2022
3	79 Wheatley Rd MCKINNON 3204	\$1,700,000	06/09/2022

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:

27/09/2022 13:24



3   2   2

**Property Type:** House

**Land Size:** 566 sqm approx

**Agent Comments**

## Comparable Properties



**15 Melton Av CARNEGIE 3163 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,832,500

**Method:** Private Sale

**Date:** 17/08/2022

**Property Type:** House



**18 Maud St ORMOND 3204 (REI)**

**Agent Comments**

4   1   5

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**79 Wheatley Rd MCKINNON 3204 (REI)**

**Agent Comments**

2   1   7

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** House

**Land Size:** 795 sqm approx