

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

27 Renown Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Bentleigh

Period - From

12/11/2023

to

11/11/2024

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	13 Talbot Av BENTLEIGH 3204	\$1,650,000	15/10/2024
2	129 Patterson Rd BENTLEIGH 3204	\$1,480,000	21/09/2024
3	10 Somers St BENTLEIGH 3204	\$1,590,000	14/09/2024

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:

12/11/2024 12:17



 3  1  4

Property Type: House

Agent Comments

Comparable Properties



13 Talbot Av BENTLEIGH 3204 (REI)

Agent Comments

 3  1  3

Price: \$1,650,000

Method: Private Sale

Date: 15/10/2024

Property Type: House (Res)

Land Size: 687 sqm approx



129 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,480,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 611 sqm approx



10 Somers St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,590,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 572 sqm approx