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

1/26 Norville Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	າ \$790,000		&		\$850,000				
Median sale price									
Median price	\$1,235,000	Property Type U		Unit	nit		Suburb	Bentleigh East	
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	3/32 Elizabeth St BENTLEIGH EAST 3165	\$850,000	23/10/2024
2	1/11 Denver St BENTLEIGH EAST 3165	\$850,000	25/09/2024
3	1/7 Kennedy St BENTLEIGH EAST 3165	\$821,000	11/09/2024

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:

31/01/2025 14:46







Property Type: Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median Unit Price Year ending December 2024: \$1,235,000

Comparable Properties

3/32 Elizabeth St BENTLEIGH EAST 3165 (REI/VG) 2 1 Price: \$850,000 Method: Private Sale Date: 23/10/2024 Property Type: Unit	Agent Comments
1/11 Denver St BENTLEIGH EAST 3165 (REI/VG)Image: 4Image: 2Image: 2Price: \$850,000Image: \$850,000Method: Private SaleImage: 25/09/2024Date: 25/09/2024Image: 25/09/2024Property Type: UnitImage: 356 sqm approx	Agent Comments
1/7 Kennedy St BENTLEIGH EAST 3165 (VG) 3 - - Price: \$821,000 Method: Sale Date: 11/09/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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