

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

9a Small Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,599,000

Median sale price

Median price \$1,600,000

Property Type Townhouse

Suburb Bentleigh

Period - From 18/09/2022

to 17/09/2023

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	10b May St BENTLEIGH EAST 3165	\$1,636,000	10/09/2023
2	21A Keith St HAMPTON EAST 3188	\$1,630,000	15/07/2023
3	28b Higgins Rd BENTLEIGH 3204	\$1,580,000	20/05/2023

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:

18/09/2023 17:00

9a Small Road, Bentleigh Vic 3204



4 3 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$1,599,000
Median Townhouse Price
18/09/2022 - 17/09/2023: \$1,600,000

Comparable Properties



10b May St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,636,000
Method: Auction Sale
Date: 10/09/2023
Property Type: Townhouse (Res)



21A Keith St HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,630,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Townhouse (Res)



28b Higgins Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,580,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Res)
Land Size: 340 sqm approx

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



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