

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

19 Robert Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,630,000

Median sale price

Median price \$1,672,500

Property Type House

Suburb Bentleigh

Period - From 26/09/2020

to

25/09/2021

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	69 Bendigo Av BENTLEIGH 3204	\$1,650,000	09/06/2021
2	218 Patterson Rd BENTLEIGH 3204	\$1,595,000	22/05/2021
3	51 Bendigo Av BENTLEIGH 3204	\$1,655,000	22/05/2021

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:

26/09/2021 18:50

19 Robert Street, Bentleigh Vic 3204

Vicki Pollard

03 9557 5500

0439 655 727

vpollard@woodards.com.au



2 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,630,000

Median House Price

26/09/2020 - 25/09/2021: \$1,672,500

Comparable Properties

69 Bendigo Av BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,650,000

Method: Sale

Date: 09/06/2021

Property Type: House (Res)

Land Size: 610 sqm approx



218 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,595,000

Method: Private Sale

Date: 22/05/2021

Property Type: House

Land Size: 734 sqm approx



51 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 1

Price: \$1,655,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 552 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.