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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,630,000			
Median sale pi	rice							
Median price	\$1,672,500	Pro	operty Type	Hou	ise		Suburb	Bentleigh
Period - From	26/09/2020	to	25/09/2021		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.

Ade	dress 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

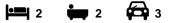
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/09/2021 18:50







Property Type: House Agent Comments

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

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)



Price: \$1,650,000 Method: Sale Date: 09/06/2021 Property Type: House (Res) Land Size: 610 sqm approx



Agent Comments



218 Patterson Rd BENTLEIGH 3204 (REI/VG) Agent Comments



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)



Price: \$1,655,000 Method: Auction Sale Date: 22/05/2021

Date: 22/05/2021 Property Type: House (Res) Land Size: 552 sqm approx

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





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