## 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

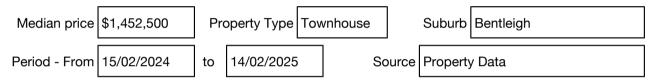
8a Auckland Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,920,000

#### Median sale price



#### 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 sixmonths 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	1a Hobart St BENTLEIGH 3204	\$1,910,000	24/01/2025
2	7b Delma St BENTLEIGH EAST 3165	\$1,825,000	28/08/2024
3			

OR

**B**<sup>\*</sup> 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.

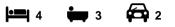
This Statement of Information was prepared on:

15/02/2025 15:17









Property Type: Townhouse

Indicative Selling Price \$1,920,000 Median Townhouse Price 15/02/2024 - 14/02/2025: \$1,452,500

# **Comparable Properties**

1a Hobart St BENTLEIGH 3204 (REI)         Price: \$1,910,000         Method:         Date: 24/01/2025         Property Type: Townhouse (Single)	Agent Comments
 7b Delma St BENTLEIGH EAST 3165 (REI/VG) 4  3  6  3 Price: \$1,825,000 Method: Sold Before Auction Date: 28/08/2024 Property Type: Townhouse (Res)	Agent Comments

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.

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