

# 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

12a Harding Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,780,000

### Median sale price

Median price \$804,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2024 to 31/12/2024 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 | 7a Glenmer St BENTLEIGH 3204    | \$1,795,000 | 04/12/2024   |
| 2 | 23b Atkinson St BENTLEIGH 3204  | \$1,705,000 | 30/11/2024   |
| 3 | 15a Gray St BENTLEIGH EAST 3165 | \$1,880,000 | 29/11/2024   |

**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:

22/01/2025 10:54



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**7a Glenmer St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,795,000

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** Townhouse (Res)



**23b Atkinson St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,705,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 307 sqm approx



**15a Gray St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,880,000

**Method:** Private Sale

**Date:** 29/11/2024

**Property Type:** Townhouse (Single)

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