

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

32b Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,797,500 Property Type House Suburb Bentleigh

Period - From 01/04/2021 to 30/06/2021 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	45a Mortimore St BENTLEIGH 3204	\$1,780,000	13/03/2021
2	20 Rogers Rd BENTLEIGH 3204	\$1,764,000	06/03/2021
3	3A Harding St BENTLEIGH 3204	\$1,698,000	13/03/2021

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:

23/09/2021 12:52

32b Luckins Road, Bentleigh Vic 3204

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Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2021: \$1,797,500

Comparable Properties



45a Mortimore St BENTLEIGH 3204 (REI/VG) **Agent Comments**

5 3 2

Price: \$1,780,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Townhouse (Res)
Land Size: 425 sqm approx



20 Rogers Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

4 3 3

Price: \$1,764,000
Method: Auction Sale
Date: 06/03/2021
Property Type: House (Res)
Land Size: 354 sqm approx



3A Harding St BENTLEIGH 3204 (REI/VG) **Agent Comments**

4 3 1

Price: \$1,698,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Townhouse (Res)
Land Size: 406 sqm approx

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



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