

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

10a Auckland Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

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	13A Rosebud Av MOORABBIN 3189	\$1,510,000	08/05/2021
2	22a Marquis Rd BENTLEIGH 3204	\$1,510,000	08/05/2021
3	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021

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:

07/09/2021 09:47



4 3 2

Rooms: 2

Property Type: Townhouse
(Single)

Land Size: 262 sqm approx

Agent Comments

Near new 4 bedroom, 3 bathroom contemporary style t/house, with a large double lock up garage and within minutes to Bentleigh Shops and Train Station.

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

June quarter 2021: \$1,797,500

Comparable Properties



13A Rosebud Av MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 1

Price: \$1,510,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



22a Marquis Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 1

Price: \$1,510,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



1b Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 25/08/2021

Property Type: Townhouse (Single)

Land Size: 490 sqm approx