

# 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

1/14 South Avenue, 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 \$600,000

&

\$630,000

### Median sale price

Median price \$1,385,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2021

to 30/09/2021

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	6/15 Major St HIGHETT 3190	\$620,000	15/05/2021
2	9/60-66 Patterson Rd BENTLEIGH 3204	\$600,001	20/04/2021
3	6/207-209 Centre Rd BENTLEIGH 3204	\$596,000	26/06/2021

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:

17/10/2021 12:33

1/14 South Avenue, Bentleigh Vic 3204

Ryan Counihan

03 9557 5500

0402 188 519

rcounihan@woodards.com.au

**Indicative Selling Price**

\$600,000 - \$630,000

**Median Unit Price**

September quarter 2021: \$1,385,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



6/15 Major St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 2

**Price:** \$620,000

**Method:** Sold Before Auction

**Date:** 15/05/2021

**Property Type:** Apartment



9/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

**Price:** \$600,001

**Method:** Private Sale

**Date:** 20/04/2021

**Property Type:** Apartment



6/207-209 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

**Price:** \$596,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Apartment

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.