

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

8 Riddle Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,861,250

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to 31/03/2022

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	18 Harding St BENTLEIGH 3204	\$1,580,000	30/01/2022
2	14 Surrey St BENTLEIGH EAST 3165	\$1,528,000	09/04/2022
3	14 Cadby Av ORMOND 3204	\$1,520,000	21/04/2022

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:

04/05/2022 11:59

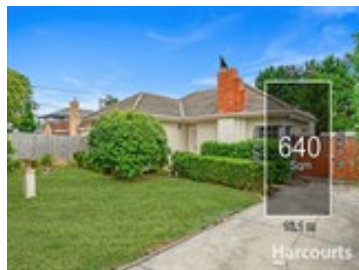


3 1

Property Type: House/Land
Land Size: 653 sqm approx
Agent Comments
Large 19.6m approx frontage

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending March 2022: \$1,861,250

Comparable Properties



18 Harding St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,580,000
Method: Sale
Date: 30/01/2022
Property Type: House (Res)
Land Size: 637 sqm approx



14 Surrey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,528,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)



14 Cadby Av ORMOND 3204 (REI)

Agent Comments

3 1 1

Price: \$1,520,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 694 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216