

# 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 9 Ross 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)

Single price \$3,000,000

### Median sale price

Median price \$1,695,000

Property Type House

Suburb Bentleigh

Period - From 19/08/2022

to 18/08/2023

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	69 Wright St MCKINNON 3204	\$2,823,000	18/03/2023
2	68 Brewer Rd BENTLEIGH 3204	\$2,750,000	13/05/2023
3	72 Hall St ORMOND 3204	\$2,575,000	13/05/2023

**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:

19/08/2023 14:11



4 2 4

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 717 sqm approx  
**Agent Comments**  
plus study

**Indicative Selling Price**  
\$3,000,000  
**Median House Price**  
19/08/2022 - 18/08/2023: \$1,695,000

## Comparable Properties



**69 Wright St MCKINNON 3204 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,823,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 867 sqm approx



**68 Brewer Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

6 4 2

**Price:** \$2,750,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**72 Hall St ORMOND 3204 (REI/VG)**

**Agent Comments**

4 4 2

**Price:** \$2,575,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx

**Account - Atria Real Estate**