Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	9 Ross Street, Bentleigh Vic 3204
Including suburb and	-
postcode	

Indicative selling price

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

Single price \$3,000,000

Median sale price

Median price	\$1,695,000	Pro	perty Type Ho	use		Suburb	Bentleigh
Period - From	19/08/2022	to	18/08/2023	So	ource	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

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



Date of sale











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)







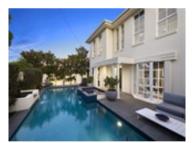
Price: \$2,823,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res) Land Size: 867 sqm approx

Agent Comments



68 Brewer Rd BENTLEIGH 3204 (REI)







Agent Comments

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)





Price: \$2,575,000 Method: Auction Sale Date: 13/05/2023

Property Type: House (Res) Land Size: 756 sqm approx

Agent Comments

Account - Atria Real Estate



