

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

15a Abbin Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,433,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

16/04/2023

to

15/04/2024

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	2b Grandview Gr MOORABBIN 3189	\$1,870,000	23/03/2024
2	5a York St BENTLEIGH EAST 3165	\$1,820,000	16/03/2024
3	8b Purtell St BENTLEIGH EAST 3165	\$1,750,000	25/03/2024

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:

16/04/2024 14:24



 4  3  2

Rooms: 8

Property Type: Townhouse
(Single)

Land Size: 378 m² Approx sqm
approx

[Agent Comments](#)

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

16/04/2023 - 15/04/2024: \$1,433,000

Comparable Properties



2b Grandview Gr MOORABBIN 3189 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,870,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



5a York St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  4  2

Price: \$1,820,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



8b Purtell St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 25/03/2024

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480