

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 Mclean Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,865,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2021

to

30/06/2022

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 Seaview Av BENTLEIGH 3204	\$1,806,000	08/06/2022
2	8 Riddle St BENTLEIGH 3204	\$1,706,000	28/05/2022
3	43 Mitchell St BENTLEIGH 3204	\$1,560,000	16/07/2022

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:

23/07/2022 14:24



Property Type:
Divorce/Estate/Family Transfers
Land Size: 571 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending June 2022: \$1,865,000

Comparable Properties



18 Seaview Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,806,000
Method: Private Sale
Date: 08/06/2022
Property Type: House
Land Size: 687 sqm approx



8 Riddle St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,706,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 653 sqm approx



43 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,560,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 607 sqm approx

Account - Atria Real Estate