

# 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

9A Milford Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,775,000

&

\$1,825,000

### Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	46B Railway Cr BENTLEIGH 3204	\$1,850,000	04/07/2021
2	48B Lahona Av BENTLEIGH EAST 3165	\$1,827,000	01/07/2021
3	8b Luckins Rd BENTLEIGH 3204	\$1,749,000	13/10/2021

OR

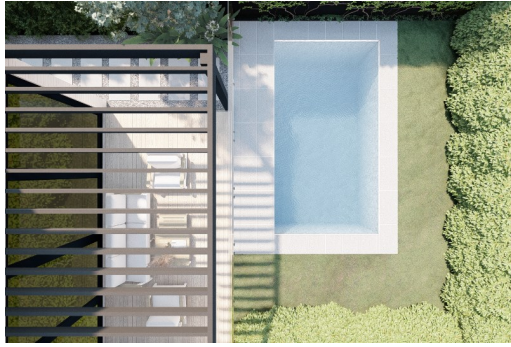
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/11/2021 11:58

9A Milford Street, Bentleigh East Vic 3165

Ben Quigley  
03 9557 5500  
0411 878 636  
bquigley@woodards.com.au



4 3 2

**Rooms:** 6  
**Property Type:** Townhouse  
**Land Size:** 380 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,775,000 - \$1,825,000  
**Median House Price**  
September quarter 2021: \$1,547,500

## Comparable Properties



**46B Railway Cr BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 4 2

**Price:** \$1,850,000  
**Method:** Sold After Auction  
**Date:** 04/07/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 435 sqm approx



**48B Lahona Av BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$1,827,000  
**Method:** Sold Before Auction  
**Date:** 01/07/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 300 sqm approx



**8b Luckins Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,749,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2021  
**Property Type:** Townhouse (Res)

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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