

# 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

1/14 Talbot Avenue, 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 \$1,175,000

### Median sale price

Median price \$1,597,500

Property Type House

Suburb Bentleigh

Period - From 17/12/2023

to 16/12/2024

Source Property Data

### 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	23a Murray Rd ORMOND 3204	\$1,198,000	07/12/2024
2	1/349 South Rd BRIGHTON EAST 3187	\$1,100,000	11/11/2024
3	110 Mckinnon Rd MCKINNON 3204	\$1,160,000	12/10/2024

**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:

17/12/2024 16:38



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**23a Murray Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$1,198,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)

**Land Size:** 313 sqm approx



**1/349 South Rd BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 11/11/2024

**Property Type:** Townhouse (Single)

**Land Size:** 248 sqm approx



**110 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** Townhouse (Res)