

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

29B Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,575,000

Property Type Townhouse

Suburb Bentleigh

Period - From 11/04/2022

to

10/04/2023

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	7 Ardwick St BENTLEIGH 3204	\$1,900,000	07/02/2023
2	13b Delhi St BENTLEIGH 3204	\$1,895,000	25/10/2022
3	23a Atkinson St BENTLEIGH 3204	\$1,815,000	26/11/2022

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:

11/04/2023 11:50



4 3 2

Property Type: Townhouse (Res)

Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Townhouse Price

11/04/2022 - 10/04/2023: \$1,575,000

Comparable Properties



7 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

4 3 3

Price: \$1,900,000

Method: Sold Before Auction

Date: 07/02/2023

Property Type: Townhouse (Res)

Land Size: 626 sqm approx

13b Delhi St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,895,000

Method: Private Sale

Date: 25/10/2022

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



23a Atkinson St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$1,815,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Townhouse (Res)

Land Size: 320 sqm approx