

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

43 Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2022

to

30/09/2022

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	3 Montreal St BENTLEIGH 3204	\$1,550,000	05/06/2022
2	2 Mckittrick Rd BENTLEIGH 3204	\$1,540,000	03/09/2022
3	11 Vale St BENTLEIGH 3204	\$1,490,000	27/08/2022

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:

21/11/2022 11:51



Property Type: House

Agent Comments

Comparable Properties



3 Montreal St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 05/06/2022

Property Type: House

Land Size: 608 sqm approx



2 Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 690 sqm approx



11 Vale St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,490,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 595 sqm approx