

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

7b Porter Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,370,000

Median sale price

Median price \$1,572,500

Property Type Townhouse

Suburb Bentleigh

Period - From 25/10/2021

to

24/10/2022

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 | 27b Wamba Rd BENTLEIGH EAST 3165 | \$1,370,000 | 18/06/2022 |
| 2 | 43a Adrian St BENTLEIGH EAST 3165 | \$1,345,000 | 06/09/2022 |
| 3 | 3b Benina St BENTLEIGH EAST 3165 | \$1,325,000 | 08/10/2022 |

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:

25/10/2022 09:18



3 2 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



27b Wamba Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)



43a Adrian St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,345,000

Method: Private Sale

Date: 06/09/2022

Property Type: Townhouse (Single)



3b Benina St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,325,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Townhouse (Res)