

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

7 Howell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,770,750

Property Type House

Suburb Bentleigh

Period - From 01/04/2022

to

30/06/2022

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	8 Purtell St BENTLEIGH EAST 3165	\$1,251,111	14/09/2022
2	8 Burt Cr HAMPTON EAST 3188	\$1,250,000	30/08/2022
3	4 Rosebud Av MOORABBIN 3189	\$1,171,000	03/09/2022

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:

03/10/2022 12:21

7 Howell Street, Bentleigh Vic 3204



Property Type: House (Previously Occupied - Detached)

Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2022: \$1,770,750

Comparable Properties



8 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,251,111

Method: Private Sale

Date: 14/09/2022

Property Type: House

Land Size: 577 sqm approx



8 Burt Cr HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 30/08/2022

Property Type: House (Res)

Land Size: 591 sqm approx



4 Rosebud Av MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,171,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 579 sqm approx

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



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