## 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	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000
Range between	\$1,250,000	&	\$1,375,000

#### Median sale price

Median price	\$1,473,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	18/12/2023	to	17/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	10 Bonny St BENTLEIGH EAST 3165	\$1,330,000	05/12/2024
2	9 Box Ct BENTLEIGH EAST 3165	\$1,395,000	09/11/2024
3	22 Begg St BENTLEIGH EAST 3165	\$1,250,000	07/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2024 10:52









**Property Type:** House **Land Size:** 600 sqm approx Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price 18/12/2023 - 17/12/2024: \$1,473,000

# Comparable Properties



10 Bonny St BENTLEIGH EAST 3165 (REI)

4

1

**3** ₄

Price: \$1,330,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 610 sqm approx **Agent Comments** 



9 Box Ct BENTLEIGH EAST 3165 (REI)

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3





**Agent Comments** 

**Price:** \$1,395,000 **Method:** Auction Sale **Date:** 09/11/2024

**Property Type:** House (Res) **Land Size:** 613 sqm approx



22 Begg St BENTLEIGH EAST 3165 (REI)

•=

3

**—** 

1

**a** 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 07/11/2024

**Property Type:** House (Res) **Land Size:** 582 sqm approx

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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