

# 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

11a Waratah Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,203,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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	38b Paloma St BENTLEIGH EAST 3165	\$1,750,000	17/09/2024
2	35a Orange St BENTLEIGH EAST 3165	\$1,650,000	30/09/2024
3	14b Bessie St BENTLEIGH EAST 3165	\$1,620,000	25/08/2024

**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:

07/11/2024 14:37



**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties

**38b Paloma St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,750,000

**Method:**

**Date:** 17/09/2024

**Property Type:** Townhouse (Single)



**35a Orange St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 30/09/2024

**Property Type:** Townhouse (Res)

**Land Size:** 347 sqm approx



**14b Bessie St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,620,000

**Method:** Private Sale

**Date:** 25/08/2024

**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604