

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

44a Daley Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Bentleigh

Period - From

20/05/2023

to

19/05/2024

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	60b Tucker Rd BENTLEIGH 3204	\$1,625,000	27/04/2024
2	88a Tucker Rd BENTLEIGH 3204	\$1,615,000	24/04/2024
3	46A Marquis Rd BENTLEIGH 3204	\$1,615,000	08/04/2024

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:

20/05/2024 11:22



4
 3
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

20/05/2023 - 19/05/2024: \$1,625,000

Comparable Properties



60b Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4
 3
 3

Price: \$1,625,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



88a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4
 3
 2

Price: \$1,615,000

Method: Auction Sale

Date: 24/04/2024

Property Type: Townhouse (Res)



46A Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4
 3
 2

Price: \$1,615,000

Method: Private Sale

Date: 08/04/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200