

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

20 Neil Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$1,504,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

to

30/06/2024

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	3 Vasey St BENTLEIGH EAST 3165	\$1,200,000	26/08/2024
2	1 Brosnan Rd BENTLEIGH EAST 3165	\$1,235,000	12/06/2024
3	45 Marrbridge Rd MOORABBIN 3189	\$1,150,000	02/05/2024

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:

25/09/2024 11:37



 3  2  2

Rooms: 7

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

June quarter 2024: \$1,504,000

Comparable Properties



3 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000

Method: Private Sale

Date: 26/08/2024

Property Type: House (Res)

Land Size: 585 sqm approx



1 Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,235,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 597 sqm approx



45 Marrbridge Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,150,000

Method: Private Sale

Date: 02/05/2024

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480