

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

2b Osborne Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,790,000

Median sale price

Median price

\$943,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2023

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	4a Adelaide St MCKINNON 3204	\$1,860,000	27/06/2024
2	36a Valkstone St BENTLEIGH EAST 3165	\$1,800,000	30/05/2024
3	4a Osborne Av BENTLEIGH 3204	\$1,770,000	25/05/2024

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:

19/07/2024 16:45



5 3 2

Property Type: Townhouse
Agent Comments

Comparable Properties



4a Adelaide St MCKINNON 3204 (REI)

Agent Comments

4 4 2

Price: \$1,860,000
Method: Sold Before Auction
Date: 27/06/2024
Property Type: Townhouse (Res)



36a Valkstone St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)
Land Size: 323 sqm approx



4a Osborne Av BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)