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

44b Mclean Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,950,000		&		\$2,000,0	00		
Median sale price								
Median price	\$1,625,000	Pro	operty Type	Hous	se		Suburb	Bentleigh
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	33b Wright St BENTLEIGH 3204	\$1,980,000	17/08/2024
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	26/04/2024
3	9B Somers St BENTLEIGH 3204	\$2,020,000	22/03/2024

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:

29/01/2025 19:46







Property Type: Agent Comments Indicative Selling Price \$1,950,000 - \$2,000,000 Median House Price December quarter 2024: \$1,625,000

Comparable Properties

33b Wright St BENTLEIGH 3204 (REI/VG) 4 2 2 Price: \$1,980,000 Method: Auction Sale Date: 17/08/2024 Property Type: Townhouse (Res)	Agent Comments
19b Vunabere Av BENTLEIGH 3204 (REI/VG)434Price: \$1,975,000Method: Private SaleDate: 26/04/2024Property Type: Townhouse (Single)Land Size: 336 sqm approx	Agent Comments
9B Somers St BENTLEIGH 3204 (REI/VG) 4 2 2 2 Price: \$2,020,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: Townhouse (Res)	Agent Comments

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



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