

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

14B Ardwick Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,060,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2023 to 30/06/2023 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	9b Milford St BENTLEIGH EAST 3165	\$1,900,000	29/04/2023
2	7a Delma St BENTLEIGH EAST 3165	\$1,875,000	06/05/2023
3	9a Brosa Av BENTLEIGH EAST 3165	\$1,800,000	07/06/2023

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:

03/10/2023 15:32



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Unit Price

June quarter 2023: \$1,060,000

Comparable Properties



9b Milford St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,900,000

Method: Private Sale

Date: 29/04/2023

Property Type: Townhouse (Single)

Land Size: 380 sqm approx



7a Delma St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,875,000

Method: Private Sale

Date: 06/05/2023

Property Type: Townhouse (Single)

Land Size: 338 sqm approx



9a Brosa Av BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 4  3  3

Price: \$1,800,000

Method: Sold Before Auction

Date: 07/06/2023

Property Type: Townhouse (Res)

Land Size: 352 sqm approx

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