

# 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

11 Vale Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,770,750

Property Type House

Suburb Bentleigh

Period - From 01/04/2022

to 30/06/2022

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	11 Patterson Rd BENTLEIGH 3204	\$1,400,000	12/05/2022
2	10 Riddle St BENTLEIGH 3204	\$1,375,000	27/07/2022
3	220 Jasper Rd MCKINNON 3204	\$1,330,000	26/06/2022

**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:

28/07/2022 16:01



**Property Type:**

**Land Size:** 595sqm (Approx) sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

June quarter 2022: \$1,770,750

## Comparable Properties



**11 Patterson Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 12/05/2022

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



**10 Riddle St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,375,000

**Method:** Sold Before Auction

**Date:** 27/07/2022

**Property Type:** House

**Land Size:** 585 sqm approx



**220 Jasper Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,330,000

**Method:** Sold After Auction

**Date:** 26/06/2022

**Property Type:** House (Res)

**Land Size:** 574 sqm approx