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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,770,750	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2022	to	30/06/2022		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	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



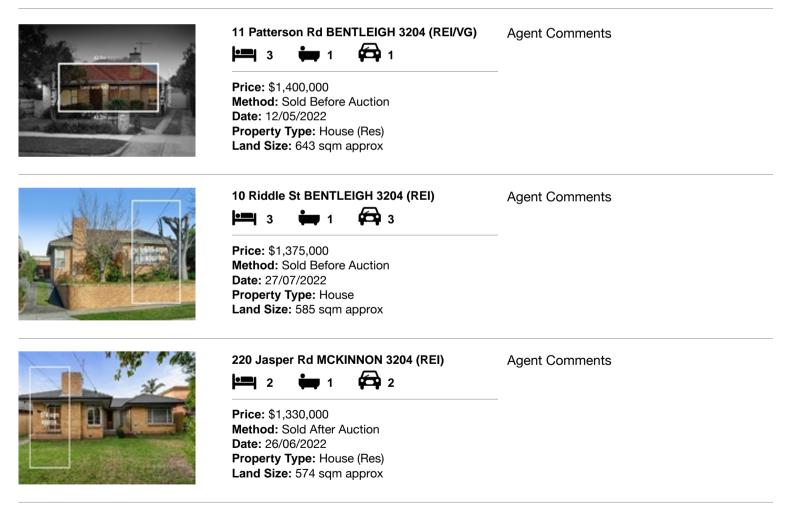






Property Type: Land Size: 595sqm (Approx) sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2022: \$1,770,750

Comparable Properties



Account - Hodges | P: 03 95846500 | F: 03 95848216



property data com.au

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