

# 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

4 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 \$1,575,000

&

\$1,650,000

### Median sale price

Median price \$1,550,000

Property Type House

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	66 Fromer St BENTLEIGH 3204	\$1,665,000	15/07/2023
2	83 Brewer Rd BENTLEIGH 3204	\$1,641,000	17/06/2023
3	197 Centre Rd BENTLEIGH 3204	\$1,630,000	10/06/2023

**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:

30/08/2023 10:43



 4
  2
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,575,000 - \$1,650,000

**Median House Price**

June quarter 2023: \$1,550,000

## Comparable Properties



**66 Fromer St BENTLEIGH 3204 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$1,665,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** House (Res)

**Land Size:** 614 sqm approx



**83 Brewer Rd BENTLEIGH 3204 (REI)**

Agent Comments

 3
  2
  1

**Price:** \$1,641,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 606 sqm approx



**197 Centre Rd BENTLEIGH 3204 (REI)**

Agent Comments

 3
  1
  3

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

**Account** - Biggin & Scott | P: 8671 3777 | F: 8671 3700