

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

24b Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,150,000

Median sale price

Median price \$1,464,000 Property Type Townhouse Suburb Bentleigh

Period - From 18/12/2023 to 17/12/2024 Source Property Data

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	13a Wheeler St ORMOND 3204	\$2,150,000	03/12/2024
2	33b Wright St BENTLEIGH 3204	\$1,980,000	17/08/2024
3	18b Draper St MCKINNON 3204	\$1,956,000	25/06/2024

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:

18/12/2024 15:06



 4  4  3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,150,000

Median Townhouse Price

18/12/2023 - 17/12/2024: \$1,464,000

Comparable Properties



13a Wheeler St ORMOND 3204 (REI)

Agent Comments

 4  3  2

Price: \$2,150,000

Method: Private Sale

Date: 03/12/2024

Property Type: Townhouse (Single)



33b Wright St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,980,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)



18b Draper St MCKINNON 3204 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,956,000

Method: Private Sale

Date: 25/06/2024

Property Type: Townhouse (Res)

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