

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

26 Leary Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,472,500

Property Type House

Suburb Bentleigh East

Period - From 13/09/2023

to

12/09/2024

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	24 Gardeners Rd BENTLEIGH EAST 3165	\$2,560,000	02/08/2024
2	3 Wamba Rd BENTLEIGH EAST 3165	\$2,750,000	01/07/2024
3	23 Luckins Rd BENTLEIGH 3204	\$2,705,000	09/04/2024

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:

13/09/2024 11:07



 6  4  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

13/09/2023 - 12/09/2024: \$1,472,500

Comparable Properties



24 Gardeners Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 5  3  2

Price: \$2,560,000

Method: Private Sale

Date: 02/08/2024

Property Type: House

Land Size: 600 sqm approx



3 Wamba Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 5  3  3

Price: \$2,750,000

Method: Sold Before Auction

Date: 01/07/2024

Property Type: House (Res)

Land Size: 728 sqm approx



23 Luckins Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

 4  2  3

Price: \$2,705,000

Method: Private Sale

Date: 09/04/2024

Property Type: House

Land Size: 696 sqm approx