

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

2/19 Majdal Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000

&

\$1,080,000

Median sale price

Median price \$1,413,750

Property Type Townhouse

Suburb Bentleigh East

Period - From 13/05/2023

to

12/05/2024

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	2/650 Warrigal Rd OAKLEIGH SOUTH 3167	\$1,014,000	24/02/2024
2			
3			

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:

13/05/2024 21:13



3 2 1

Rooms: 4
Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties



2/650 Warrigal Rd OAKLEIGH SOUTH 3167 (REI) Agent Comments

3 2 2

Price: \$1,014,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)

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.