

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

23 Buckingham Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	42 Exhibition St MCKINNON 3204	\$1,680,500	06/03/2021
2	10 Myrtle St BENTLEIGH 3204	\$1,680,000	21/02/2021
3	3 Parker St ORMOND 3204	\$1,575,000	11/03/2021

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:

25/03/2021 13:16

23 Buckingham Avenue, Bentleigh Vic 3204



3 1 1

Rooms: 6
Property Type: House
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2020: \$1,532,500

Comparable Properties



42 Exhibition St MCKINNON 3204 (REI)

Agent Comments

4 2 2

Price: \$1,680,500
Method: Auction Sale
Date: 06/03/2021
Property Type: House (Res)
Land Size: 378 sqm approx



10 Myrtle St BENTLEIGH 3204 (REI)

Agent Comments

3 2 4

Price: \$1,680,000
Method: Auction Sale
Date: 21/02/2021
Property Type: House (Res)



3 Parker St ORMOND 3204 (REI)

Agent Comments

3 2 1

Price: \$1,575,000
Method: Sold Before Auction
Date: 11/03/2021
Property Type: House (Res)
Land Size: 627 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133