

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

8/55 Daley Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$1,385,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2021

to 30/09/2021

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	101/39 Mavho St BENTLEIGH 3204	\$515,000	21/06/2021
2	101/495 South Rd BENTLEIGH 3204	\$465,000	07/10/2021
3	3/7 Brentwood St BENTLEIGH 3204	\$460,000	25/09/2021

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:

18/11/2021 13:39

8/55 Daley Street, Bentleigh Vic 3204

Ben Quigley
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

September quarter 2021: \$1,385,000

Comparable Properties



101/39 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$515,000

Method: Private Sale

Date: 21/06/2021

Property Type: Apartment



101/495 South Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 07/10/2021

Property Type: Apartment



3/7 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 25/09/2021

Property Type: Apartment

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



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