### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for s	sale	
Address Including suburb and postcode	21 Huntley Road, Bentleigh Vic 3204	
Indicative selling price	<b>:e</b>	
For the meaning of this p	orice see consumer.vic.gov.au/underquoti	ing
Range between \$1,45	0,000 & \$1,550,00	00
Median sale price		AND A THE PARTY OF
Median price \$1,458,	000 Property Type House	Suburb Bentleigh
Period - From 01/01/2	024 to 31/03/2024 Sou	urce REIV
Comparable property	sales (*Delete A or B below as app	licable)

#### C

**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	73 Daley St BENTLEIGH 3204	\$1,635,000	15/11/2023	
2	51 Daley St BENTLEIGH 3204	\$1,458,000	16/03/2024	
3	67 Bendigo Av BENTLĘIGH 3204	\$1,450,000	06/04/2024	

OR

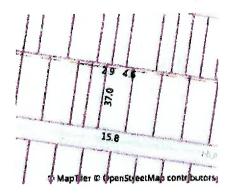
The estate agent or agent's representative reasonably believes that fewer than three comparable B\* properties were sold within two kilometres of the property for sale in the last six menths.

This Statement of Information	was	prepared o	n:
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22/04/2024 14:24







Rooms: 6

**Property Type:** House

Land Size: 586 m2 Approx sqm

approx

**Agent Comments** 

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** March quarter 2024: \$1,458,000

## Comparable Properties



73 Daley St BENTLEIGH 3204 (REI/VG)

2





Price: \$1,635,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: House (Res) Land Size: 595 sqm approx

**Agent Comments** 



51 Daley St BENTLEIGH 3204 (REI)





Price: \$1,458,000 Method: Auction Sale Date: 16/03/2024 **Property Type:** House **Agent Comments** 



67 Bendigo Av BENTLEIGH 3204 (REI)



Price: \$1,450,000 Method: Auction Sale Date: 06/04/2024

Property Type: House (Res) Land Size: 618 sqm approx **Agent Comments** 

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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