

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

4/5a Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$560,000

&

\$610,000

Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

08/08/2022

to

07/08/2023

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	6/20-22 Pell St BENTLEIGH EAST 3165	\$571,000	17/06/2023
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:

08/08/2023 06:22

4/5a Argyle Street, Bentleigh East Vic 3165



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
08/08/2022 - 07/08/2023: \$671,500

Comparable Properties



6/20-22 Pell St BENTLEIGH EAST 3165 (REI) Agent Comments

 2  1  1

Price: \$571,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Unit

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.

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



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