

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

30a Coates Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2019

to 30/09/2020

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	2/204 Patterson Rd BENTLEIGH 3204	\$952,000	04/08/2020
2	2/40 Elizabeth St BENTLEIGH EAST 3165	\$920,000	23/06/2020
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:

12/10/2020 21:28

30a Coates Street, Bentleigh Vic 3204

woodards 



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Vicki Pollard

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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending September 2020: \$805,000

Comparable Properties



2/204 Patterson Rd BENTLEIGH 3204 (REI/VG) Agent Comments

 3  2  2

Price: \$952,000

Method: Private Sale

Date: 04/08/2020

Property Type: Unit



2/40 Elizabeth St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 2  1  1

Price: \$920,000

Method: Private Sale

Date: 23/06/2020

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 | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.