## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

22 Highview Road, Bentleigh East Vic 3165

#### Indicative selling price

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

#### Median sale price

Median price	\$1,467,500	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/01/2024	to	31/12/2024		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

	are so or comparable property	1 1100	Date of Sale
1	22 Patricia St BENTLEIGH EAST 3165	\$1,531,000	09/11/2024
2	14 Lahona Av BENTLEIGH EAST 3165	\$1,520,000	26/10/2024
3	3 York St BENTLEIGH EAST 3165	\$1,570,000	25/09/2024

#### 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:	23/01/2025 14:59



Date of sale











Property Type: House (Previously Occupied - Detached)

Land Size: 625 sqm approx

Agent Comments

**Indicative Selling Price** \$1,495,000 - \$1,640,000 **Median House Price** 

Year ending December 2024: \$1,467,500

# Comparable Properties



22 Patricia St BENTLEIGH EAST 3165 (REI/VG)





**Agent Comments** 

Price: \$1,531,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 602 sqm approx

14 Lahona Av BENTLEIGH EAST 3165 (REI/VG)





Agent Comments

Price: \$1,520,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 616 sqm approx

3 York St BENTLEIGH EAST 3165 (REI)





Price: \$1,570,000

Method: Sold Before Auction

Date: 25/09/2024

Property Type: House (Res)

**Agent Comments** 

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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