

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

55 South Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,125,000

&

\$1,175,000

Median sale price

Median price \$1,562,500

Property Type Townhouse

Suburb Bentleigh

Period - From 31/01/2023

to

30/01/2024

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	Price	Date of sale
1	25 Paschal St BENTLEIGH 3204	\$1,237,000	11/11/2023
2	1/1 Fromer St BENTLEIGH 3204	\$1,205,000	02/12/2023
3	2a Lockwood St BENTLEIGH 3204	\$1,170,000	16/09/2023

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:

31/01/2024 14:10



3 1 1

Property Type: Townhouse
(Single)
Land Size: 295 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,125,000 - \$1,175,000
Median Townhouse Price
31/01/2023 - 30/01/2024: \$1,562,500

Comparable Properties



25 Paschal St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,237,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 246 sqm approx



1/1 Fromer St BENTLEIGH 3204 (REI)

[Agent Comments](#)

2 1 2

Price: \$1,205,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



2a Lockwood St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,170,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 246 sqm approx

Account - Atria Real Estate