

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

9b Cecil Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,690,000

Median sale price

Median price \$1,437,500

Property Type Townhouse

Suburb Bentleigh East

Period - From 27/07/2021

to

26/07/2022

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	15a Victor Rd BENTLEIGH EAST 3165	\$1,740,000	25/06/2022
2	41a Dromana Av BENTLEIGH EAST 3165	\$1,635,000	14/05/2022
3	21 Leonie Av BENTLEIGH EAST 3165	\$1,590,000	18/06/2022

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:

27/07/2022 11:22

9b Cecil Street, Bentleigh East Vic 3165

Ben Quigley
03 9557 5500
0411 878 636
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4 4 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,690,000
Median Townhouse Price
27/07/2021 - 26/07/2022: \$1,437,500

Comparable Properties



15a Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$1,740,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Townhouse (Res)



41a Dromana Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,635,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Townhouse (Res)



21 Leonie Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,590,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)

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



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