#### 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

Including suburb and	3 Clapperton Street, Bentleigh Vic 3204
postcode	

#### Indicative selling price

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

Range between \$2,750,000	&	\$3,000,000
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#### Median sale price

Median price	\$1,620,990	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/04/2024	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	15 Strathmore St BENTLEIGH 3204	\$3,028,888	09/04/2025
2	20 Harold St MCKINNON 3204	\$3,060,000	13/12/2024
3	23 Hornby St BRIGHTON EAST 3187	\$2,705,000	03/12/2024

#### 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:	24/04/2025 10:41



Date of sale







Rooms: 3

Property Type: House

Indicative Selling Price \$2,750,000 - \$3,000,000 Median House Price Year ending March 2025: \$1,620,990

## Comparable Properties



15 Strathmore St BENTLEIGH 3204 (REI)

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Price: \$3,028,888

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)

**Agent Comments** 



20 Harold St MCKINNON 3204 (REI/VG)

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Price: \$3,060,000

Method: Sold Before Auction

Date: 13/12/2024

**Property Type:** House (Res) **Land Size:** 571 sqm approx

**Agent Comments** 



23 Hornby St BRIGHTON EAST 3187 (REI/VG)

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Price: \$2,705,000 Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 715 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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