## 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

509 South Road, Bentleigh Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,100,000		&		\$1,200,0	00		
Median sale price								
Median price	\$1,620,990	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	186 Highett Rd HIGHETT 3190	\$1,285,000	21/05/2025
2	1083 Nepean Hwy MOORABBIN 3189	\$1,200,000	02/04/2025
3	548 Bluff Rd HAMPTON 3188	\$1,230,000	04/02/2025

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:

02/06/2025 10:10









Property Type: Land Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2025: \$1,620,990

# **Comparable Properties**

186 Highett Rd HIGHETT 3190 (REI)Image: State of the state of t	Agent Comments
1083 Nepean Hwy MOORABBIN 3189 (REI)2122Price: \$1,200,000Anthou Sale2Date: 02/04/2025Property Type: House2Land Size: 700 sqm approx	Agent Comments
548 Bluff Rd HAMPTON 3188 (REI/VG) 3 1 2 Price: \$1,230,000 Method: Private Sale Date: 04/02/2025 Property Type: House Land Size: 695 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9194 1200



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