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	28 Haigh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,504,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 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	3a Bristol St BENTLEIGH EAST 3165	$1,320,000	24/08/2024
2	30a Hill St BENTLEIGH EAST 3165	$1,350,000	23/07/2024
3			

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: 27/08/2024 09:31

28 Haigh Street, Bentleigh East Vic 3165

Kon Galitos
9593 4500
0414 902 680
kongalitos



3 2 2

Property Type: Townhouse
Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,504,000

Comparable Properties



3a Bristol St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,320,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Single)
Land Size: 306 sqm approx

Agent Comments



30a Hill St BENTLEIGH EAST 3165 (REI)

3 2 3

Price: $1,350,000
Method: Private Sale
Date: 23/07/2024
Property Type: Townhouse (Single)

Agent Comments

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.

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