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<br>Including suburb and postcode | 9 Elswill Street, Bentleigh East Vic 3165 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $1,450,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2023 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 | 34 Blamey St BENTLEIGH EAST 3165 | $1,211,000 | 03/07/2024 |
| 2 | 56 Brosnan Rd BENTLEIGH EAST 3165 | $1,200,000 | 22/06/2024 |
| 3 | 1 Brosnan Rd BENTLEIGH EAST 3165 | $1,235,000 | 12/06/2024 |

**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: 31/07/2024 13:53

# 9 Elswill Street, Bentleigh East Vic 3165




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**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending June 2024: $1,450,000

## Comparable Properties



**34 Blamey St BENTLEIGH EAST 3165 (REI)**

3 1 2

Agent Comments

**Price:** $1,211,000
**Method:** Sold Before Auction
**Date:** 03/07/2024
**Property Type:** House (Res)
**Land Size:** 589 sqm approx



**56 Brosnan Rd BENTLEIGH EAST 3165 (REI)**

4 1 2

Agent Comments

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 22/06/2024
**Property Type:** House
**Land Size:** 584 sqm approx



**1 Brosnan Rd BENTLEIGH EAST 3165 (REI)**

4 1 4

Agent Comments

**Price:** $1,235,000
**Method:** Private Sale
**Date:** 12/06/2024
**Property Type:** House
**Land Size:** 597 sqm approx

**Account** - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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