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	15b Buckingham Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $830,000 & $870,000

Median sale price

Median price $845,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2024 to 30/09/2024 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	2/17 Elizabeth St BENTLEIGH EAST 3165	$850,500	12/10/2024
2	2/8 Fairbank Rd BENTLEIGH 3204	$858,000	10/10/2024
3	24/27 Patterson Rd BENTLEIGH 3204	$825,000	29/07/2024

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: 21/10/2024 10:19

15b Buckingham Avenue, Bentleigh Vic 3204

HODGES



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$830,000 - $870,000
Median Unit Price
September quarter 2024: $845,000

Comparable Properties



2/17 Elizabeth St BENTLEIGH EAST 3165 (REI)

2 2 2

Agent Comments

Price: $850,500
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 224 sqm approx



2/8 Fairbank Rd BENTLEIGH 3204 (REI)

2 2 1

Agent Comments

Price: $858,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: Unit



24/27 Patterson Rd BENTLEIGH 3204 (REI)

2 1 2

Agent Comments

Price: $825,000
Method: Sold Before Auction
Date: 29/07/2024
Property Type: Unit
Land Size: 116 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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