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	24a Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $2,195,000

Median sale price

Median price $1,440,000 Property Type Townhouse Suburb Bentleigh

Period - From 29/10/2023 to 28/10/2024 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	35b Mortimore St BENTLEIGH 3204	$2,525,000	09/07/2024
2	6b Mavho St BENTLEIGH 3204	$2,000,000	14/05/2024
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: 29/10/2024 09:35

24a Scotts Street, Bentleigh Vic 3204

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Property Type:
Agent Comments

Indicative Selling Price
$2,195,000
Median Townhouse Price
29/10/2023 - 28/10/2024: $1,440,000

Comparable Properties



35b Mortimore St BENTLEIGH 3204 (REI)

4 2 2

Price: $2,525,000
Method: Private Sale
Date: 09/07/2024
Property Type: Townhouse (Res)
Land Size: 378 sqm approx

Agent Comments



6b Mavho St BENTLEIGH 3204 (REI/VG)

4 3 2

Price: $2,000,000
Method: Sold Before Auction
Date: 14/05/2024
Property Type: Townhouse (Res)
Land Size: 367 sqm approx

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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