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	59b Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,750,000 & $1,800,000

Median sale price

Median price $1,416,800 Property Type Townhouse Suburb Bentleigh East

Period - From 11/09/2023 to 10/09/2024 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	15a Shrewsbury St BENTLEIGH EAST 3165	$1,770,000	09/08/2024
2	36a Valkstone St BENTLEIGH EAST 3165	$1,800,000	30/05/2024
3	10a May St BENTLEIGH EAST 3165	$1,752,000	11/05/2024

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: 11/09/2024 13:46



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,750,000 - $1,800,000
Median Townhouse Price
11/09/2023 - 10/09/2024: $1,416,800

Comparable Properties



15a Shrewsbury St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,770,000
Method: Private Sale
Date: 09/08/2024
Property Type: Townhouse (Single)

Agent Comments



36a Valkstone St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)
Land Size: 323 sqm approx

Agent Comments



10a May St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,752,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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