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	2a Caleb Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $1,085,000 Property Type Unit 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	26 Watt St BENTLEIGH EAST 3165	$886,000	26/06/2024
2	1/8 Vasey St BENTLEIGH EAST 3165	$856,000	11/05/2024
3	2/10 St James Av BENTLEIGH 3204	$832,000	06/04/2024

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: 12/09/2024 09:41

2a Caleb Street, Bentleigh East Vic 3165



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Property Type:
Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
June quarter 2024: $1,085,000

Comparable Properties



26 Watt St BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $886,000
Method: Auction Sale
Date: 26/06/2024
Property Type: Townhouse (Res)

Agent Comments



1/8 Vasey St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $856,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Agent Comments



2/10 St James Av BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $832,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 192 sqm approx

Agent Comments

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

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