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	2/41 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,050,000 & $1,120,000

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	2/22 Blamey St BENTLEIGH EAST 3165	$1,010,000	10/08/2024
2	3/14 Paschal St BENTLEIGH 3204	$1,052,500	22/05/2024
3	2/236 Patterson Rd BENTLEIGH 3204	$1,195,000	20/05/2024

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: 09/09/2024 11:03

2/41 Elizabeth Street, Bentleigh East Vic 3165



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,120,000
Median Unit Price
June quarter 2024: $1,085,000

Comparable Properties



2/22 Blamey St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,010,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



3/14 Paschal St BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $1,052,500
Method: Private Sale
Date: 22/05/2024
Property Type: Unit

Agent Comments



2/236 Patterson Rd BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $1,195,000
Method: Private Sale
Date: 20/05/2024
Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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