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<br>Including suburb and postcode | 16 Caleb Street, Bentleigh East Vic 3165 |

## Indicative selling price

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

Single price $1,000,000

## Median sale price

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

Period - From 02/09/2023 to 01/09/2024 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

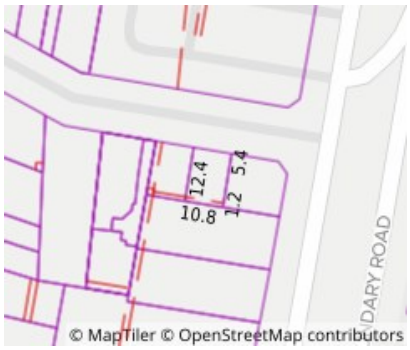
**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 5b Mackie Rd BENTLEIGH EAST 3165 | $1,085,000 | 20/06/2024 |
| 2 | 4/8 Daphne St BENTLEIGH EAST 3165 | $900,000 | 17/06/2024 |
| 3 | 6/3 Heather St BENTLEIGH EAST 3165 | $990,000 | 25/05/2024 |

**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: 02/09/2024 16:02




3 2 1

**Rooms:** 4
**Property Type:** Townhouse (Res)
**Land Size:** 166 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000
**Median Townhouse Price**
02/09/2023 - 01/09/2024: $1,416,800

# Comparable Properties



**5b Mackie Rd BENTLEIGH EAST 3165 (REI/VG)**

3 2 2

**Price:** $1,085,000
**Method:** Private Sale
**Date:** 20/06/2024
**Property Type:** Townhouse (Res)
**Land Size:** 166 sqm approx

Agent Comments



**4/8 Daphne St BENTLEIGH EAST 3165 (REI/VG)**

3 2 2

**Price:** $900,000
**Method:** Private Sale
**Date:** 17/06/2024
**Property Type:** Townhouse (Res)

Agent Comments



**6/3 Heather St BENTLEIGH EAST 3165 (REI/VG)**

3 3 1

**Price:** $990,000
**Method:** Private Sale
**Date:** 25/05/2024
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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