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 | 19a Mcarthur Street, Bentleigh Vic 3204 |

## Indicative selling price

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

Range between $1,460,000 & $1,490,000

## Median sale price

Median price $1,460,000 Property Type Townhouse Suburb Bentleigh

Period - From 11/10/2023 to 10/10/2024 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 | 23b Mcarthur St BENTLEIGH 3204 | $1,411,000 | 05/09/2024 |
| 2 | 33b Tucker Rd BENTLEIGH 3204 | $1,480,000 | 04/08/2024 |
| 3 | 26b Mcarthur St BENTLEIGH 3204 | $1,460,000 | 09/05/2024 |

**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: 11/10/2024 21:57

# 19a Mcarthur Street, Bentleigh Vic 3204




4 3 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$1,460,000 - $1,490,000
**Median Townhouse Price**
11/10/2023 - 10/10/2024: $1,460,000

## Comparable Properties



**23b Mcarthur St BENTLEIGH 3204 (REI)**

4 3 2

**Price:** $1,411,000
**Method:** Auction Sale
**Date:** 05/09/2024
**Property Type:** Townhouse (Res)

Agent Comments



**33b Tucker Rd BENTLEIGH 3204 (REI)**

4 3 2

**Price:** $1,480,000
**Method:** Auction Sale
**Date:** 04/08/2024
**Property Type:** Townhouse (Single)
**Land Size:** 296 sqm approx

Agent Comments



**26b Mcarthur St BENTLEIGH 3204 (REI/VG)**

4 2 2

**Price:** $1,460,000
**Method:** Private Sale
**Date:** 09/05/2024
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Buxton | P: 03 9563 9933

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