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	11 Talbot Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $1,675,000 Property Type House Suburb Bentleigh

Period - From 01/07/2024 to 30/09/2024 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	9 Rogers Av BRIGHTON EAST 3187	$1,782,500	21/09/2024
2	8 Atkinson St BENTLEIGH 3204	$1,760,000	18/09/2024
3	18 Patterson Rd BENTLEIGH 3204	$1,680,000	14/09/2024

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: 15/10/2024 14:47

11 Talbot Avenue, Bentleigh Vic 3204



4 2 2

Rooms: 6
Property Type: House
Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
September quarter 2024: $1,675,000

Comparable Properties



9 Rogers Av BRIGHTON EAST 3187 (REI)

3 1 3

Price: $1,782,500
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments



8 Atkinson St BENTLEIGH 3204 (REI)

4 2 2

Price: $1,760,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



18 Patterson Rd BENTLEIGH 3204 (REI)

4 1 2

Price: $1,680,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 626 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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