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	3/32 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $630,000 Property Type Unit Suburb Bentleigh East

Period - From 02/10/2023 to 01/10/2024 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	16a Tasman Rd BENTLEIGH EAST 3165	$796,000	30/09/2024
2	2/2 Boynton St BENTLEIGH EAST 3165	$725,000	03/08/2024
3	9/1-3 Anderson St BENTLEIGH 3204	$799,500	23/06/2024

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: 02/10/2024 08:40

3/32 Elizabeth Street, Bentleigh East Vic 3165



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
02/10/2023 - 01/10/2024: $630,000

Comparable Properties



16a Tasman Rd BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $796,000
Method: Private Sale
Date: 30/09/2024
Property Type: Unit
Land Size: 251 sqm approx

Agent Comments



2/2 Boynton St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $725,000
Method: Private Sale
Date: 03/08/2024
Property Type: Unit

Agent Comments



9/1-3 Anderson St BENTLEIGH 3204 (REI)

2 1 2

Price: $799,500
Method: Sold After Auction
Date: 23/06/2024
Property Type: Unit

Agent Comments

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

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