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	4 Monash Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,325,000

Median sale price

Median price $1,462,250 Property Type House Suburb Bentleigh East

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	3 Claronga St BENTLEIGH EAST 3165	$1,355,000	14/09/2024
2	48 Brooks St BENTLEIGH EAST 3165	$1,388,000	24/08/2024
3	166 Brady Rd BENTLEIGH EAST 3165	$1,340,000	19/06/2024

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: 31/10/2024 10:32

4 Monash Street, Bentleigh East Vic 3165



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Property Type:
Agent Comments

Indicative Selling Price
$1,325,000
Median House Price
September quarter 2024: $1,462,250

Comparable Properties



3 Claronga St BENTLEIGH EAST 3165 (REI)

3 1 2

Agent Comments

Price: $1,355,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 674 sqm approx



48 Brooks St BENTLEIGH EAST 3165 (REI)

4 2 3

Agent Comments

Price: $1,388,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 611 sqm approx



166 Brady Rd BENTLEIGH EAST 3165 (REI)

5 2 1

Agent Comments

Price: $1,340,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: House (Res)
Land Size: 750 sqm approx

Account - Buxton | P: 03 9563 9933

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