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	42 Coates Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $760,000 & $800,000

Median sale price

Median price $880,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2023 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	2/11-13 Station Av MCKINNON 3204	$770,000	25/08/2024
2	24/27 Patterson Rd BENTLEIGH 3204	$825,000	29/07/2024
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: 11/11/2024 17:26

42 Coates Street, Bentleigh Vic 3204

Todd Dixon
0448 881 434
tdixon@buxton.com.au



3 1 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 91 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $800,000
Median Unit Price
Year ending September 2024: $880,000

Comparable Properties



2/11-13 Station Av MCKINNON 3204 (REI)

2 1 1

Price: $770,000
Method: Private Sale
Date: 25/08/2024
Property Type: Apartment

Agent Comments



24/27 Patterson Rd BENTLEIGH 3204 (REI)

2 1 2

Price: $825,000
Method: Sold Before Auction
Date: 29/07/2024
Property Type: Unit
Land Size: 116 sqm approx

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 - Buxton | P: 03 9563 9933

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