Statement of Information
Single residential property located in the Melbourne metropolitan area
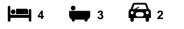
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

29 Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between | $1,250,000 | & | $1,350,000

Median sale price*

| Median price | | Property Type | | Suburb | Bentleigh East |

| Period - From | | to | | Source | |

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	26a Argyle St BENTLEIGH EAST 3165	$1,400,000	16/11/2019
2	12a John St BENTLEIGH EAST 3165	$1,360,000	11/09/2019
3	18b Melva St BENTLEIGH EAST 3165	$1,330,000	09/01/2020

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: | 28/01/2020 13:19

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

CONSUMER AFFAIRS VICTORIA

HODGES

🛏 4   🛁 3   🚗 2

Property Type: Townhouse
Land Size: 311 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
No median price available

Comparable Properties

26a Argyle St BENTLEIGH EAST 3165 (REI/VG)

🛏 4   🛁 3   🚗 1

Price: $1,400,000
Method: Sold Before Auction
Date: 16/11/2019
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments

12a John St BENTLEIGH EAST 3165 (REI/VG)

🛏 4   🛁 3   🚗 2

Price: $1,360,000
Method: Private Sale
Date: 11/09/2019
Property Type: Townhouse (Single)

Agent Comments

18b Melva St BENTLEIGH EAST 3165 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,330,000
Method: Private Sale
Date: 09/01/2020
Property Type: Townhouse (Single)
Land Size: 290 sqm approx

Agent Comments

REIV   **propertydata**.com.au