

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

24a Ellen Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

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	22b Oakleigh Cr ORMOND 3204	\$1,695,000	27/06/2020
2	17b Ardwick St BENTLEIGH 3204	\$1,645,000	15/09/2020
3	7b Murrong Av BENTLEIGH EAST 3165	\$1,520,000	20/06/2020

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: 14/10/2020 10:22

* 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.



4 3.5 2

Rooms: 8
Property Type: Townhouse
Land Size: 297 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,650,000
No median price available

Comparable Properties



22b Oakleigh Cr ORMOND 3204 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,695,000
Method: Private Sale
Date: 27/06/2020
Property Type: Townhouse (Single)
Land Size: 328 sqm approx



17b Ardwick St BENTLEIGH 3204 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,645,000
Method: Private Sale
Date: 15/09/2020
Property Type: Townhouse (Res)
Land Size: 622 sqm approx



7b Murrong Av BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,520,000
Method: Private Sale
Date: 20/06/2020
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 343 sqm approx