## 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	2/7 Clairmont Avenue, Bentleigh Vic 3204
postcode	

#### Indicative selling price

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

Range between \$1,370,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,575,000	Pro	perty Type	Townh	house		Suburb	Bentleigh
Period - From	02/07/2024	to	01/07/2025		So	urce	Property	v Data

## 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	2/5 Small Rd BENTLEIGH 3204	\$1,450,000	28/06/2025
2	1/31 Mavho St BENTLEIGH 3204	\$1,350,000	02/04/2025
3	2/29 Burgess St BENTLEIGH 3204	\$1,320,000	14/03/2025

#### 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:	02/07/2025 10:47













Property Type: Townhouse (Res)

**Agent Comments** 

Indicative Selling Price \$1,370,000 - \$1,450,000 Median Townhouse Price 02/07/2024 - 01/07/2025: \$1,575,000

# Comparable Properties



2/5 Small Rd BENTLEIGH 3204 (REI)

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3

4

**Price:** \$1,450,000 **Method:** Auction Sale **Date:** 28/06/2025

**Property Type:** Townhouse (Res) **Land Size:** 431 sqm approx

Agent Comments



1/31 Mavho St BENTLEIGH 3204 (REI/VG)

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2

Price: \$1,350,000 Method: Private Sale Date: 02/04/2025 Property Type: Unit

Land Size: 285 sqm approx

**Agent Comments** 



2/29 Burgess St BENTLEIGH 3204 (REI)

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3

Price: \$1,320,000 Method: Private Sale Date: 14/03/2025 Property Type: Unit



1



2

**Agent Comments** 

Account - Buxton | P: 03 9563 9933





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