

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

1/771 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

19 REID STREET OAKLEIGH SOUTH VIC 3167	\$826,000	18-Mar-23
2/28 MANUKA STREET BENTLEIGH EAST VIC 3165	\$772,000	28-Jan-23
1/1169 NORTH ROAD OAKLEIGH VIC 3166	\$855,000	12-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 29 May 2023


**19 REID STREET OAKLEIGH SOUTH
VIC 3167**

Sold Price

\$826,000

Sold Date

18-Mar-23
 2

 1

 1

Distance

0.28km

**2/28 MANUKA STREET BENTLEIGH
EAST VIC 3165**

Sold Price

\$772,000

Sold Date

28-Jan-23
 1

 2

 1

Distance

0.46km

**1/1169 NORTH ROAD OAKLEIGH
VIC 3166**

Sold Price

\$855,000

Sold Date

12-Mar-23
 4

 2

 1

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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