

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

13 York Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,525,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to

31/03/2021

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	115 East Boundary Rd BENTLEIGH EAST 3165	\$1,515,000	24/04/2021
2	568 Centre Rd BENTLEIGH 3204	\$1,453,000	27/03/2021
3	23 Celia St BENTLEIGH EAST 3165	\$1,450,000	15/05/2021

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:

24/05/2021 11:44



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



115 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments (REI)



Price: \$1,515,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 870 sqm approx



568 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,453,000

Method: Private Sale

Date: 27/03/2021

Rooms: 5

Property Type: House

Land Size: 598 sqm approx



23 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 656 sqm approx