

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

1/127 East Boundary Road Bentleigh East, 3165

Indicative selling price

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

Range between \$750,000.00 & \$825,000.00

Median sale price

Median price \$1,100,000.00 Property Type UNIT Suburb BENTLEIGH EAST

Period - From 01-Oct-2020 to 31-Dec-2020 Source REIV

Comparable property sales

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	1/10 Chester Street, Bentleigh East	\$830,000.00	18-Nov-2020
2	37 East Boundary Road, Bentleigh East	\$785,000.00	30-Dec-2020
3	36 Brady Road, Bentleigh East	\$810,000.00	10-Dec-2020

This statement of information was prepared on 22-Apr-2021 at 9:57:00 AM EST