

# 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

3/15 Caleb Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$820,000

### Median sale price

Median price

\$642,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

18/04/2022

to

17/04/2023

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	3/7 Allanby Gr BENTLEIGH EAST 3165	\$805,000	08/12/2022
2	3/57 Barrani St BENTLEIGH EAST 3165	\$805,000	12/11/2022
3	7/1-3 Anderson St BENTLEIGH 3204	\$750,000	23/02/2023

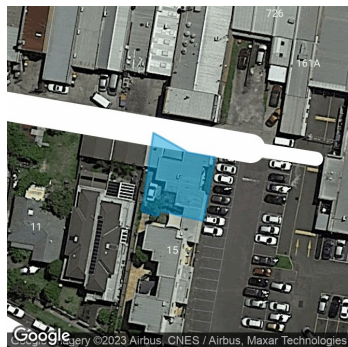
**OR**

- ~~**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:

18/04/2023 12:01

3/15 Caleb Street, Bentleigh East Vic 3165



2 2 2

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 227 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$760,000 - \$820,000

**Median Unit Price**

18/04/2022 - 17/04/2023: \$642,500

## Comparable Properties



**3/7 Allanby Gr BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 08/12/2022

**Property Type:** Unit



**3/57 Barrani St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** Unit



**7/1-3 Anderson St BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 23/02/2023

**Property Type:** Unit

**Land Size:** 185 sqm approx

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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