

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

7 VIVIEN STREET 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

\$1,290,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,512,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jul 2021

to

30 Jun 2022

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

8 CLARENCE STREET BENTLEIGH EAST VIC 3165	\$1,436,000	02-Apr-22
1 MARGARETTA STREET BENTLEIGH EAST VIC 3165	\$1,300,000	02-May-22
14 SURREY STREET BENTLEIGH EAST VIC 3165	\$1,528,000	09-Apr-22

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: 21 July 2022



**8 CLARENCE STREET BENTLEIGH
EAST VIC 3165**

3 1 2

Sold Price **\$1,436,000** Sold Date **02-Apr-22**

Distance **0.15km**



**1 MARGARETTA STREET
BENTLEIGH EAST VIC 3165**

3 1 1

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **02-May-22**

Distance **0.11km**



**14 SURREY STREET BENTLEIGH
EAST VIC 3165**

3 1 2

Sold Price **\$1,528,000** Sold Date **09-Apr-22**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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