

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

1/3 BIRDWOOD 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

\$910,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2021

to

31 Mar 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

2/59 BROOKS STREET BENTLEIGH EAST VIC 3165	\$920,000	08-Dec-21
2/36 MACKIE ROAD BENTLEIGH EAST VIC 3165	\$966,500	19-Feb-22
2/19 HAIGH STREET BENTLEIGH EAST VIC 3165	\$910,500	13-Nov-21

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: 19 April 2022


**2/59 BROOKS STREET BENTLEIGH
EAST VIC 3165**

Sold Price

\$920,000

Sold Date

08-Dec-21


Distance

0.75km

**2/36 MACKIE ROAD BENTLEIGH
EAST VIC 3165**

Sold Price

\$966,500

Sold Date

19-Feb-22


Distance

1.3km

**2/19 HAIGH STREET BENTLEIGH
EAST VIC 3165**

Sold Price

\$910,500

Sold Date

13-Nov-21


Distance

2.07km
RS = Recent sale

UN = Undisclosed Sale

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