

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

11 Rudyard Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,130,000

Median sale price

Median price \$1,267,250

Property Type House

Suburb Bentleigh East

Period - From 01/04/2020

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	906 Centre Rd BENTLEIGH EAST 3165	\$1,105,013	11/06/2021
2	7 Belgrave Cl OAKLEIGH SOUTH 3167	\$1,100,000	12/04/2021
3	81 Castlewood St BENTLEIGH EAST 3165	\$1,050,000	24/02/2021

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:

15/07/2021 11:35

11 Rudyard Street, Bentleigh East Vic 3165

Ryan Counihan

03 9557 5500

0402 188 519

rcounihan@woodards.com.au



Property Type:

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,130,000

Median House Price

Year ending March 2021: \$1,267,250

Comparable Properties



906 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,105,013

Method: Private Sale

Date: 11/06/2021

Property Type: House



7 Belgrave Ct OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 12/04/2021

Property Type: House (Res)

Land Size: 544 sqm approx

81 Castlewood St BENTLEIGH EAST 3165 (VG) Agent Comments



Price: \$1,050,000

Method: Sale

Date: 24/02/2021

Property Type: House (Res)

Land Size: 611 sqm approx

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