

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 4/25 Chauvel Street, Bentleigh East, VIC 3165

Indicative selling price

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

Single price \$720,000

or range between

&

Median sale price

Median price \$997,500

Property type Unit

Suburb BENTLEIGH EAST

Period - From 25/03/2021

to

21/09/2021

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 8/5-7 Poet Road Bentleigh East Vic 3165	\$765,000	2021-09-13
2 1/48 Hotham Street Hughesdale Vic 3166	\$772,500	2021-06-26
3 4/19 Darling Street Hughesdale Vic 3166	\$704,000	2021-06-26

This Statement of Information was prepared on: 21/09/2021