

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

3/1126 NORTH ROAD 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2023

to

31 Mar 2024

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

6/158 KANGAROO ROAD HUGHESDALE VIC 3166	\$435,000	16-Mar-24
6/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$450,000	16-Feb-24
204/1 MACKIE ROAD BENTLEIGH EAST VIC 3165	\$460,000	20-Dec-23

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: 23 April 2024



**6/158 KANGAROO ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price ^{RS} **\$435,000** Sold Date **16-Mar-24**

Distance **1.04km**



**6/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**

2 1 -

Sold Price **\$450,000** Sold Date **16-Feb-24**

Distance **1.4km**



**204/1 MACKIE ROAD BENTLEIGH
EAST VIC 3165**

2 1 1

Sold Price **\$460,000** Sold Date **20-Dec-23**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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