

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

98 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,432,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2022

to

31/03/2023

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	5 Glover St BENTLEIGH EAST 3165	\$1,200,000	04/05/2023
2	545 Centre Rd BENTLEIGH 3204	\$1,168,000	17/05/2023
3	892 Centre Rd BENTLEIGH EAST 3165	\$1,155,000	20/05/2023

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:

21/06/2023 12:34

98 East Boundary Road, Bentleigh East Vic 3165

**Jellis
Craig**

Andrew Panagopoulos
9573 6100
0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2023: \$1,432,500



3 1 2

Property Type: House

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



5 Glover St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 04/05/2023

Property Type: House (Res)

Land Size: 582 sqm approx



545 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 1

Price: \$1,168,000

Method: Sold Before Auction

Date: 17/05/2023

Property Type: House (Res)

Land Size: 403 sqm approx



892 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$1,155,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 626 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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