

# 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

8b George Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,640,000

&

\$1,780,000

### Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2021

to

31/03/2022

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.

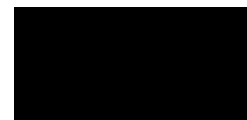
|   | Address of comparable property        | Price       | Date of sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 513 Centre Rd BENTLEIGH 3204          | \$1,740,000 | 24/03/2022   |
| 2 | 31a Purtell St BENTLEIGH EAST 3165    | \$1,700,000 | 02/04/2022   |
| 3 | 1/22 Francesco St BENTLEIGH EAST 3165 | \$1,690,000 | 18/03/2022   |

**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:

12/07/2022 12:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,640,000 - \$1,780,000  
**Median House Price**  
Year ending March 2022: \$1,510,000

## Comparable Properties



**513 Centre Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,740,000  
**Method:** Auction Sale  
**Date:** 24/03/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 308 sqm approx



**31a Purtell St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 02/04/2022  
**Property Type:** Townhouse (Res)



**1/22 Francesco St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,690,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 248 sqm approx

**Account - 11 North Property Group | P: 1300 353 836**