Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Range between \$1,640,000 & \$1,780,000

Median sale price

Median price	\$1,510,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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)





Price: \$1,740,000 Method: Auction Sale Date: 24/03/2022

Property Type: Townhouse (Res) Land Size: 308 sqm approx

Agent Comments



31a Purtell St BENTLEIGH EAST 3165 (REI)







Price: \$1,700,000

Method: Sold Before Auction

Date: 02/04/2022

Property Type: Townhouse (Res)

Agent Comments



1/22 Francesco St BENTLEIGH EAST 3165

(REI/VG)

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Price: \$1,690,000

Method: Sold Before Auction

Date: 18/03/2022

Property Type: Townhouse (Res) Land Size: 248 sqm approx

Agent Comments

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





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