

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

723 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,045,000

Median sale price

Median price

\$1,430,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2022

to

30/09/2022

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	137 East Boundary Rd BENTLEIGH EAST 3165	\$1,083,000	17/06/2022
2	707 South Rd BENTLEIGH EAST 3165	\$1,048,000	09/06/2022
3	285 Chesterville Rd MOORABBIN 3189	\$1,000,000	07/10/2022

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:

05/12/2022 10:30



Property Type: House (Res)

Land Size: 629 sqm approx

Agent Comments

Indicative Selling Price

\$1,045,000

Median House Price

September quarter 2022: \$1,430,000

Comparable Properties



137 East Boundary Rd BENTLEIGH EAST 3165 **Agent Comments**
(REI/VG)



Price: \$1,083,000

Method: Sold Before Auction

Date: 17/06/2022

Property Type: House (Res)

Land Size: 580 sqm approx



707 South Rd BENTLEIGH EAST 3165 **Agent Comments**
(REI/VG)



Price: \$1,048,000

Method: Private Sale

Date: 09/06/2022

Property Type: House

Land Size: 625 sqm approx



285 Chesterville Rd MOORABBIN 3189 (REI) **Agent Comments**



Price: \$1,000,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

Land Size: 598 sqm approx