

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

11/1 ST GEORGES AVENUE 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2022

to

31 Mar 2023

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

5/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165	\$665,000	30-Nov-22
2/48 HILL STREET BENTLEIGH EAST VIC 3165	\$700,000	21-Oct-22

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: 13 April 2023


**5/1 ST GEORGES AVENUE
BENTLEIGH EAST VIC 3165**

 2
  2
  1

Sold Price

\$665,000

Sold Date **30-Nov-22**

Distance

0.01km

**2/48 HILL STREET BENTLEIGH
EAST VIC 3165**

 2
  2
  1

Sold Price

\$700,000

Sold Date **21-Oct-22**

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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