

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

1/28 Monash Street 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

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/9 Chauvel Street Bentleigh East VIC 3165	\$800,000	14-Jan-21
93A Orange Street Bentleigh East VIC 3165	\$740,000	27-Oct-20
3/18 Normanby Street Hughesdale VIC 3166	\$720,000	15-Feb-21

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: 15 March 2021

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**2/9 Chauvel Street Bentleigh East
VIC 3165**

Sold Price

^{RS} **\$800,000**

Sold Date

14-Jan-21

 2  2  1

Distance

0.22km



**93A Orange Street Bentleigh East
VIC 3165**

Sold Price

\$740,000

Sold Date

27-Oct-20

 2  2  1

Distance

0.61km



**3/18 Normanby Street Hughesdale
VIC 3166**

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

15-Feb-21

 2  1  1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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