

## 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

35 PURTELL STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,437,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Aug 2022

to

31 Jul 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 8 SEATHORPE AVENUE BENTLEIGH EAST VIC 3165    | \$1,395,000 | 07-Jul-23 |
| 394 CHESTERVILLE ROAD BENTLEIGH EAST VIC 3165 | \$1,300,000 | 29-Apr-23 |
| 19 KENJULIE DRIVE BENTLEIGH EAST VIC 3165     | \$1,250,000 | 19-Mar-23 |

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: 02 August 2023


**8 SEATHORPE AVENUE  
BENTLEIGH EAST VIC 3165**
 3  1  1

Sold Price <sup>RS</sup> **\$1,395,000** Sold Date **07-Jul-23**

Distance **0.43km**

**394 CHESTERVILLE ROAD  
BENTLEIGH EAST VIC 3165**
 3  1  2

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **29-Apr-23**

Distance **0.95km**

**19 KENJULIE DRIVE BENTLEIGH  
EAST VIC 3165**
 4  2  1

Sold Price **\$1,250,000** Sold Date **19-Mar-23**

Distance **1.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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