

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

1/755 WARRIGAL ROAD 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

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

2/7 DALGAN STREET OAKLEIGH SOUTH VIC 3167	\$860,000	10-Mar-23
3/11 CHAUVEL STREET BENTLEIGH EAST VIC 3165	\$765,000	04-Jun-23
19 REID STREET OAKLEIGH SOUTH VIC 3167	\$826,000	18-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: 14 August 2023


2/7 DALGAN STREET OAKLEIGH SOUTH VIC 3167

Sold Price

^{RS}
\$860,000

Sold Date

10-Mar-23
 3

 2

 2

Distance

0.52km

3/11 CHAUVEL STREET BENTLEIGH EAST VIC 3165

Sold Price

\$765,000

Sold Date

04-Jun-23
 2

 1

 1

Distance

0.33km

19 REID STREET OAKLEIGH SOUTH VIC 3167

Sold Price

\$826,000

Sold Date

18-Mar-23
 2

 1

 1

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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