

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

1c East View Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2022 to 31/12/2022 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	45a Brooks St BENTLEIGH EAST 3165	\$1,320,000	13/01/2023
2	1/1 Kershaw St BENTLEIGH EAST 3165	\$1,235,000	18/02/2023
3	11a Kenlon St BENTLEIGH EAST 3165	\$1,100,000	22/03/2023

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:

29/03/2023 15:26

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Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending December 2022: \$1,480,000



3 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



45a Brooks St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,320,000

Method: Private Sale

Date: 13/01/2023

Property Type: Townhouse (Res)

Land Size: 400 sqm approx



1/1 Kershaw St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 3

Price: \$1,235,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 335 sqm approx



11a Kenlon St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 22/03/2023

Property Type: Townhouse (Single)