Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale

WHITEFOX

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> **Indicative Selling Price** \$1,150,000 - \$1,200,000 **Median House Price**

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

Property Type: Townhouse

Agent Comments



Comparable Properties

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

Price: \$1,320,000 Method: Private Sale Date: 13/01/2023

Property Type: Townhouse (Res) Land Size: 400 sqm approx

Agent Comments



1/1 Kershaw St BENTLEIGH EAST 3165 (REI)

Price: \$1,235,000 Method: Auction Sale Date: 18/02/2023

Property Type: House (Res) Land Size: 335 sqm approx **Agent Comments**

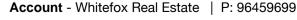


11a Kenlon St BENTLEIGH EAST 3165 (REI)

Price: \$1,100,000 Method: Private Sale Date: 22/03/2023

Property Type: Townhouse (Single)

Agent Comments





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