

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

28 Matthews Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,280,000

Median sale price

Median price \$1,363,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 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 | 759 South Rd BENTLEIGH EAST 3165 | \$1,200,000 | 26/06/2021 |
| 2 | 47 Vasey St BENTLEIGH EAST 3165 | \$1,325,000 | 09/06/2021 |
| 3 | 8 Martin Ct BENTLEIGH EAST 3165 | \$1,266,000 | 04/06/2021 |

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:

05/07/2021 16:37



Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



759 South Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: House (Res)

Land Size: 638 sqm approx



47 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 09/06/2021

Property Type: House (Res)

Land Size: 620 sqm approx



8 Martin Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,266,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 630 sqm approx