

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

32 Eddys Grove, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$2,135,000

Median sale price

Median price

\$1,880,000

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2022

to

31/03/2022

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	88 Brewer Rd BENTLEIGH 3204	\$2,177,500	26/03/2022
2	15 Porter Rd BENTLEIGH 3204	\$2,085,000	03/11/2021
3	10 Tovan Akas Av BENTLEIGH 3204	\$2,080,000	20/10/2021

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:

20/04/2022 14:38

**Property Type:** House (Res)**Land Size:** 689 sqm approx

Agent Comments

Indicative Selling Price

\$2,135,000

Median House Price

March quarter 2022: \$1,880,000

Comparable Properties

**88 Brewer Rd BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$2,177,500**Method:** Auction Sale**Date:** 26/03/2022**Property Type:** House (Res)**Land Size:** 669 sqm approx**15 Porter Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

**Price:** \$2,085,000**Method:** Auction Sale**Date:** 03/11/2021**Property Type:** House (Res)**Land Size:** 620 sqm approx**10 Tovan Akas Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

**Price:** \$2,080,000**Method:** Auction Sale**Date:** 20/10/2021**Property Type:** House (Res)**Land Size:** 636 sqm approx