

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

1/23-25 Charles Street 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/646 Centre Road Bentleigh East VIC 3165	\$670,000	29-Nov-21
3/23 Elizabeth Street Bentleigh East VIC 3165	\$670,000	28-Oct-21
3/5 Derry Street Bentleigh East VIC 3165	\$660,000	04-Aug-21

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: 21 January 2022



**2/646 Centre Road Bentleigh East
VIC 3165**

 2  1  2

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date

29-Nov-21

Distance

0.52km



**3/23 Elizabeth Street Bentleigh
East VIC 3165**

 2  1  1

Sold Price

\$670,000

Sold Date

28-Oct-21

Distance

0.69km



**3/5 Derry Street Bentleigh East VIC
3165**

 2  1  1

Sold Price

\$660,000

Sold Date

04-Aug-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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