

# 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

7 Rudyard Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$950,000

### Median sale price

Median price

\$1,085,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2024

to

30/06/2024

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	2/22 Blamey St BENTLEIGH EAST 3165	\$1,010,000	10/08/2024
2	2/10 Brady Rd BENTLEIGH EAST 3165	\$885,000	12/06/2024
3	1/8 Vasey St BENTLEIGH EAST 3165	\$856,000	11/05/2024

**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:

26/08/2024 17:02



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/22 Blamey St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** Townhouse (Res)



**2/10 Brady Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$885,000

**Method:** Sold Before Auction

**Date:** 12/06/2024

**Property Type:** Unit



**1/8 Vasey St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$856,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)