

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 26 Greendale Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Bentleigh East

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	72 Pasadena Cr BENTLEIGH EAST 3165	\$1,370,000	09/04/2022
2	147 East Boundary Rd BENTLEIGH EAST 3165	\$1,350,000	03/03/2022
3	1 Neil Ct BENTLEIGH EAST 3165	\$1,288,500	07/05/2022

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: 31/05/2022 12:45



5 3 4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2022: \$1,510,000

Extensive five bedroom plus study, three bathroom home with so much space to give it a modern makeover, featuring three expansive living spaces, a huge family kitchen/meals, an undercover barbecue area, a double garage and tandem carport. Metres to Centenary Park.

Comparable Properties



72 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 2

Price: \$1,370,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)



147 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments
(REI)

5 2 3

Price: \$1,350,000

Method: Sold Before Auction

Date: 03/03/2022

Property Type: House (Res)

Land Size: 580 sqm approx



1 Neil Ct BENTLEIGH EAST 3165 (REI) Agent Comments

4 1 2

Price: \$1,288,500

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)