

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

21 Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	19 Adrian St BENTLEIGH EAST 3165	\$1,395,000	01/05/2021
2	23 Victor Rd BENTLEIGH EAST 3165	\$1,400,000	24/06/2021
3	10 Carinya Rd BENTLEIGH EAST 3165	\$1,380,000	02/06/2021

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:

29/07/2021 13:52

21 Adrian Street, Bentleigh East Vic 3165



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

June quarter 2021: \$1,446,500

Comparable Properties



19 Adrian St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 2  1  2

Price: \$1,395,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 600 sqm approx



23 Victor Rd BENTLEIGH EAST 3165 (REI) Agent Comments

 3  2  3

Price: \$1,400,000

Method: Sold Before Auction

Date: 24/06/2021

Property Type: House (Res)



10 Carinya Rd BENTLEIGH EAST 3165 (REI) Agent Comments

 3  1  1

Price: \$1,380,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)

Land Size: 608 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133