

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

119a East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,438,750

Property Type Townhouse

Suburb Bentleigh East

Period - From 15/08/2021

to

14/08/2022

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	34 Victor Rd BENTLEIGH EAST 3165	\$1,100,000	19/02/2022
2	27 Highview Rd BENTLEIGH EAST 3165	\$1,052,500	02/04/2022
3			

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:

15/08/2022 16:14



4 2 2

Property Type: Townhouse
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
15/08/2021 - 14/08/2022: \$1,438,750

Comparable Properties



34 Victor Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 239 sqm approx



27 Highview Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,052,500
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 150 sqm approx

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.