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 betweer | \$1,000,000 | | & | | \$1,100,0 | 00 | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,438,750 | Pro | operty Type | Том | nhouse | | Suburb | Bentleigh East | |
| Period - From | 15/08/2021 | to | 14/08/2022 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress 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









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



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.

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