

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

2/8 RUDYARD STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,106,662

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

2/24 BRADFORD STREET BENTLEIGH EAST VIC 3165	\$955,000	21-Sep-22
13 GLENNIE AVENUE OAKLEIGH SOUTH VIC 3167	\$835,000	27-Aug-22
2/41 DEVOY STREET OAKLEIGH SOUTH VIC 3167	\$734,000	03-Nov-22

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 6 months.

This Statement of Information was prepared on: 10 February 2023


**2/24 BRADFORD STREET
BENTLEIGH EAST VIC 3165**
 3  1  1

Sold Price **\$955,000** Sold Date **21-Sep-22**

Distance **0.28km**

**13 GLENNIE AVENUE OAKLEIGH
SOUTH VIC 3167**
 3  1  1

Sold Price **\$835,000** Sold Date **27-Aug-22**

Distance **0.38km**

**2/41 DEVOY STREET OAKLEIGH
SOUTH VIC 3167**
 2  1  2

Sold Price **\$734,000** Sold Date **03-Nov-22**

Distance **1.31km**
RS = Recent sale

UN = Undisclosed Sale

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