

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

5 ALMURTA ROAD 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Bentleigh East

Period-from

01 May 2022

to

30 Apr 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

394 CHESTERVILLE ROAD BENTLEIGH EAST VIC 3165	\$1,300,000	29-Apr-23
4 FLORENCE STREET BENTLEIGH EAST VIC 3165	\$1,265,000	01-Apr-23

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: 29 May 2023



394 CHESTERVILLE ROAD BENTLEIGH EAST VIC 3165

3 1 2

Sold Price ^{RS} **\$1,300,000** Sold Date **29-Apr-23**

Distance **0.3km**



4 FLORENCE STREET BENTLEIGH EAST VIC 3165

3 1 2

Sold Price ^{RS} **\$1,265,000** Sold Date **01-Apr-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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