

# 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 329 East Boundary Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,462,250 Property Type House Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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	796 North Rd BENTLEIGH EAST 3165	\$1,400,000	25/11/2024
2	700 North Rd ORMOND 3204	\$1,545,000	23/11/2024
3	170 Jasper Rd BENTLEIGH 3204	\$1,490,000	22/11/2024

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: 13/01/2025 16:16



3   1   2

**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**796 North Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 25/11/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**700 North Rd ORMOND 3204 (REI)**

Agent Comments

3   1   2

**Price:** \$1,545,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Land Size:** 570 sqm approx



**170 Jasper Rd BENTLEIGH 3204 (REI)**

Agent Comments

3   1   2

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** House

**Land Size:** 665 sqm approx

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