

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

9 The Highway Bentleigh VIC 3204

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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,515,000

Property type

House

Suburb

Bentleigh

Period-from

01 May 2020

to

30 Apr 2021

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

10 Myrtle Street Bentleigh VIC 3204	\$1,680,000	21-Feb-21
144 Jasper Road Bentleigh VIC 3204	\$1,675,000	06-Nov-20
22 Brough Street McKinnon VIC 3204	\$1,620,000	17-Feb-21

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.

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10 Myrtle Street Bentleigh VIC 3204 Sold Price ^{RS} **\$1,680,000** Sold Date **21-Feb-21**

 3  2  4

Distance **0.11km**



144 Jasper Road Bentleigh VIC 3204 Sold Price **\$1,675,000** Sold Date **06-Nov-20**

 5  3  3

Distance **0.46km**



22 Brough Street McKinnon VIC 3204 Sold Price **\$1,620,000** Sold Date **17-Feb-21**

 3  1  2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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