

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

120B East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,418,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	19b Northam Rd BENTLEIGH EAST 3165	\$1,433,000	26/08/2023
2	20b Hill St BENTLEIGH EAST 3165	\$1,330,000	22/08/2023
3	35a Gowrie St BENTLEIGH EAST 3165	\$1,325,000	19/08/2023

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: 01/09/2023 08:08



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



19b Northam Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  2  1

Price: \$1,433,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



20b Hill St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

Land Size: 318 sqm approx



35a Gowrie St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  2  2

Price: \$1,325,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)