

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

103 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2022

to

30/06/2022

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	176 Bignell Rd BENTLEIGH EAST 3165	\$1,215,000	02/04/2022
2	20 Yaralla Rd BENTLEIGH EAST 3165	\$1,200,000	21/05/2022
3	2 Greenview Ct BENTLEIGH EAST 3165	\$1,190,000	30/07/2022

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:

27/09/2022 11:28



Property Type: House

Agent Comments

Comparable Properties



176 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,215,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 585 sqm approx



20 Yaralla Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 586 sqm approx



2 Greenview Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,190,000

Method: Sold Before Auction

Date: 30/07/2022

Property Type: House (Res)

Land Size: 630 sqm approx