

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

22 Moylan Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

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	33 Field St MCKINNON 3204	\$1,750,000	21/09/2024
2	118 Marlborough St BENTLEIGH EAST 3165	\$1,800,000	31/08/2024
3	5 Elwyn St BENTLEIGH EAST 3165	\$1,610,000	31/08/2024

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:

16/10/2024 15:02



3 1 2

Property Type: House
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000

Median House Price
September quarter 2024: \$1,462,250

Comparable Properties



33 Field St MCKINNON 3204 (REI)

Agent Comments

3 2 1

Price: \$1,750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)



118 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,800,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 765 sqm approx



5 Elwyn St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,610,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)