

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

38 Robert Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,797,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	31 Scotts St BENTLEIGH 3204	\$1,812,000	28/08/2021
2	13 Bevis St BENTLEIGH EAST 3165	\$1,770,000	03/07/2021
3	9 Geel St BENTLEIGH 3204	\$1,730,000	12/07/2021

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:

13/09/2021 09:42

38 Robert Street, Bentleigh Vic 3204



3 2 4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

June quarter 2021: \$1,797,500

Comparable Properties



31 Scotts St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$1,812,000

Method: Sold Before Auction

Date: 28/08/2021

Property Type: House

Land Size: 586 sqm approx



13 Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 3

Price: \$1,770,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 578 sqm approx



9 Geel St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Private Sale

Date: 12/07/2021

Property Type: House

Land Size: 592 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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