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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,680,000		&		\$1,780,000			
Median sale p	rice							
Median price	\$1,797,500	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress 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

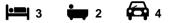
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/09/2021 09:42







Property Type: House Agent Comments

Indicative Selling Price \$1,680,000 - \$1,780,000 Median House Price June guarter 2021: \$1,797,500

Comparable Properties



31 Scotts St BENTLEIGH 3204 (REI)



Price: \$1.812.000 Method: Sold Before Auction Date: 28/08/2021 Property Type: House Land Size: 586 sqm approx

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Agent Comments

13 Bevis St BENTLEIGH EAST 3165 (REI) **6** 3

Agent Comments

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) **2** - 4 2

Agent Comments

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



propertydata

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