

# 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

40 East Boundary Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,629,000

### Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	2 Curdies St BENTLEIGH EAST 3165	\$1,736,000	30/08/2021
2	19 Sandra Gr BENTLEIGH 3204	\$1,730,000	06/10/2021
3	2 May St BENTLEIGH EAST 3165	\$1,700,000	03/11/2021

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:

13/12/2021 11:38



3 1 4

**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,629,000

**Median House Price**

September quarter 2021: \$1,547,500

## Comparable Properties



**2 Curdies St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 1 1

**Price:** \$1,736,000  
**Method:** Private Sale  
**Date:** 30/08/2021  
**Property Type:** House  
**Land Size:** 813 sqm approx



**19 Sandra Gr BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,730,000  
**Method:** Sold Before Auction  
**Date:** 06/10/2021  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 771 sqm approx



**2 May St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2021  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088