Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	40 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	
postcode	
pootocuc	

Indicative selling price

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

Single price \$1,629,000

Median sale price

Median price	\$1,547,500	Pro	perty Type Ho	use		Suburb	Bentleigh East
Period - From	01/07/2021	to	30/09/2021	So	ource	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

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



Date of sale

RT Edgar









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)





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



19 Sandra Gr BENTLEIGH 3204 (REI/VG)







Price: \$1,730,000

Method: Sold Before Auction

Date: 06/10/2021 Rooms: 8

Property Type: House (Res) Land Size: 771 sqm approx

Agent Comments



2 May St BENTLEIGH EAST 3165 (REI/VG)





Price: \$1,700,000

Method: Sold Before Auction

Date: 03/11/2021

Property Type: House (Res) Land Size: 597 sqm approx

Agent Comments

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





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