

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 541 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Bentleigh

Period - From 01/10/2022 to 31/12/2022 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	7 Tucker Rd BENTLEIGH 3204	\$1,200,000	11/11/2022
2	16 East Boundary Rd BENTLEIGH EAST 3165	\$1,200,000	17/11/2022
3	285 Chesterville Rd MOORABBIN 3189	\$1,000,000	07/10/2022

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: 13/01/2023 17:02



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

December quarter 2022: \$1,750,000

Comparable Properties



7 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 11/11/2022

Property Type: House

Land Size: 625 sqm approx



16 East Boundary Rd BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 3

Price: \$1,200,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 616 sqm approx



285 Chesterville Rd MOORABBIN 3189 (REI/VG) Agent Comments

3 1 2

Price: \$1,000,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

Land Size: 598 sqm approx

Account - Atria Real Estate