

## 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

54 London Street Bentleigh VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,592,500

Property type

House

Suburb

Bentleigh

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 99 Patterson Road Bentleigh VIC 3204           | \$1,670,000 | 11-Apr-21 |
| 6 Daffodil Street Bentleigh East VIC 3165      | \$1,660,500 | 10-Jul-21 |
| 105 East Boundary Road Bentleigh East VIC 3165 | \$1,690,000 | 22-Apr-21 |

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 6 months.~~

This Statement of Information was prepared on: 22 September 2021



**99 Patterson Road Bentleigh VIC 3204**

 3  1  2

Sold Price

**\$1,670,000**

Sold Date

**11-Apr-21**

Distance

**0.55km**



**6 Daffodil Street Bentleigh East VIC 3165**

 4  1  4

Sold Price

<sup>RS</sup> **\$1,660,500**

Sold Date

**10-Jul-21**

Distance

**0.81km**



**105 East Boundary Road Bentleigh East VIC 3165**

 5  3  2

Sold Price

**\$1,690,000**

Sold Date

**22-Apr-21**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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