

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

202/1A Vivien Street Bentleigh East VIC 3165

Indicative selling price

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

Single Price

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/650 Centre Road Bentleigh East VIC 3165	\$590,000	11-Jun-19
112/79 Mitchell Street Bentleigh VIC 3204	\$580,800	17-May-19

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: 16 September 2019



**1/650 Centre Road Bentleigh East
VIC 3165**

 2  2  1

Sold Price

\$590,000

Sold Date

11-Jun-19

Distance

0.89km



**112/79 Mitchell Street Bentleigh VIC
3204**

 2  2  1

Sold Price

\$580,800

Sold Date

17-May-19

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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