

# 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

3/76 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

\$455,000

### Median sale price

Median price

\$1,258,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2021

to

30/06/2021

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	4/80 Robert St BENTLEIGH 3204	\$430,000	09/07/2021
2	7/1 Mackie Rd BENTLEIGH EAST 3165	\$425,900	16/06/2021
3	4/19 Gray St BENTLEIGH EAST 3165	\$441,000	10/04/2021

**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:

30/07/2021 09:37



2   1   1

**Property Type:** Apartment

Agent Comments

Contemporary 2 bedroom 1st floor security apartment in warm northern sun. Set back with lovely leafy aspects, it enjoys a sleek stone kitchen, sun-splashed living/dining, 2 lovely bedrooms (BIRs) and a spacious semi-ensuite (laundry). A north-facing L-shaped balcony extends the living zone and features a louvre-style pergola. With timber floors in the bedrooms and tiles in the living areas, this allergy-friendly number boasts R/C air cond, video intercom, lift, storage cage & secure parking. Korner and Co cafe at your door.

## Comparable Properties

**4/80 Robert St BENTLEIGH 3204 (REI)**

Agent Comments

1   1   1

**Price:** \$430,000**Method:** Sold Before Auction**Date:** 09/07/2021**Property Type:** Apartment**7/1 Mackie Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

1   1   1

**Price:** \$425,900**Method:** Private Sale**Date:** 16/06/2021**Property Type:** Apartment**4/19 Gray St BENTLEIGH EAST 3165 (REI)**

Agent Comments

1   1   1

**Price:** \$441,000**Method:** Auction Sale**Date:** 10/04/2021**Property Type:** Apartment