

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

16 EAST BOUNDARY ROAD 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

\$1,199,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Oct 2021

to

30 Sep 2022

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

562 SOUTH ROAD MOORABBIN VIC 3189	\$1,150,000	27-Apr-22
156 ROWANS ROAD MOORABBIN VIC 3189	\$1,250,000	18-May-22
253 CHESTERVILLE ROAD MOORABBIN VIC 3189	\$1,130,000	04-Jun-22

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: 12 October 2022


**562 SOUTH ROAD MOORABBIN
VIC 3189**
 3  1  1

Sold Price

\$1,150,000

Sold Date

27-Apr-22

Distance

0.34km

**156 ROWANS ROAD MOORABBIN
VIC 3189**
 3  2  2

Sold Price

\$1,250,000

Sold Date

18-May-22

Distance

0.44km

**253 CHESTERVILLE ROAD
MOORABBIN VIC 3189**
 5  2  1

Sold Price

\$1,130,000

Sold Date

04-Jun-22

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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