

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

53 Barrani Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,900,000

&

\$2,050,000

Median sale price

Median price

\$1,531,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2021

to

31/12/2021

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	58 Brett St MURRUMBEENA 3163	\$2,025,000	13/11/2021
2	75 Moylan St BENTLEIGH EAST 3165	\$2,020,000	08/12/2021
3	295 East Boundary Rd BENTLEIGH EAST 3165	\$1,940,000	12/10/2021

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:

15/03/2022 14:39

53 Barrani Street, Bentleigh East Vic 3165

Ryan Counihan

03 9557 5500

0402 188 519

rcounihan@woodards.com.au



5 2.5 4

Rooms: 8

Property Type: House

Land Size: 906 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

December quarter 2021: \$1,531,000

Comparable Properties



58 Brett St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 4

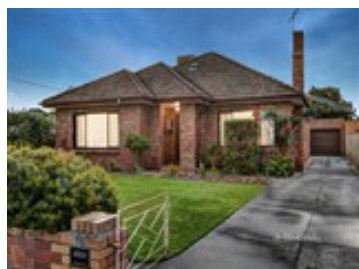
Price: \$2,025,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House

Land Size: 928 sqm approx



75 Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$2,020,000

Method: Private Sale

Date: 08/12/2021

Property Type: House

Land Size: 697 sqm approx



295 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,940,000

Method: Auction Sale

Date: 12/10/2021

Property Type: House (Res)

Land Size: 815 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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