# 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

5/785 Warrigal Road, Bentleigh East Vic 3165

### Indicative selling price

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

Single price | $435,000

### Median sale price

| Median price | $1,010,000 | Property Type | Unit | Suburb | Bentleigh East |

| Period - From | 01/07/2019 | to | 30/09/2019 | 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    108/175 Kangaroo Rd HUGHESDALE 3166 | $470,000 | 17/09/2019 |
| 2    3/158 Kangaroo Rd HUGHESDALE 3166 | $460,000 | 26/06/2019 |
| 3    16/82-86 Atherton Rd OAKLEIGH 3166 | $423,500 | 09/11/2019 |

**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: | 23/12/2019 13:32

# 5/785 Warrigal Road, Bentleigh East Vic 3165



🛏 2   🛁 1   🚗 1

**Property Type:** Unit

Agent Comments

# Comparable Properties



**108/175 Kangaroo Rd HUGHESDALE 3166 (REI)**

🛏 2   🛁 1   🚗 1

**Price:** $470,000
**Method:** Private Sale
**Date:** 17/09/2019
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**3/158 Kangaroo Rd HUGHESDALE 3166 (REI/VG)**

🛏 2   🛁 1   🚗 1

**Price:** $460,000
**Method:** Private Sale
**Date:** 26/06/2019
**Rooms:** 4
**Property Type:** Apartment

Agent Comments



**16/82-86 Atherton Rd OAKLEIGH 3166 (REI)**

🛏 2   🛁 1   🚗 2

**Price:** $423,500
**Method:** Private Sale
**Date:** 09/11/2019
**Rooms:** 3
**Property Type:** Apartment

Agent Comments

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**Account** - Ray White Oakleigh   |   P: 03 9568 2000   |   F: 03 9568 2222