

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

9 Opal Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,418,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2023

to

30/06/2023

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	11 Brady Rd BENTLEIGH EAST 3165	\$1,296,000	13/07/2023
2	37 Vasey St BENTLEIGH EAST 3165	\$1,290,000	19/08/2023
3	12 Wingate St BENTLEIGH EAST 3165	\$1,250,000	15/07/2023

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:

22/08/2023 11:15



3 2 2

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



11 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,296,000

Method: Sold Before Auction

Date: 13/07/2023

Property Type: House (Res)

Land Size: 588 sqm approx

37 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,290,000

Method: Auction Sale

Date: 19/08/2023

Rooms: 6

Property Type: House (Res)

Land Size: 612 sqm approx



12 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,250,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 590 sqm approx