

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

3/2 Rowland Street 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/16 Chapel Road Moorabbin VIC 3189	\$685,000	17-Apr-21
1/9-13 Hillston Road Moorabbin VIC 3189	\$730,000	18-Nov-20
1/19 Gray Street Bentleigh East VIC 3165	\$700,000	08-Nov-20

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: 20 April 2021

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1/16 Chapel Road Moorabbin VIC 3189

Sold Price

^{RS}

\$685,000

Sold Date

17-Apr-21

 2

 1

 1

Distance

1.38km



1/9-13 Hillston Road Moorabbin VIC 3189

Sold Price

\$730,000

Sold Date

18-Nov-20

 3

 1

 3

Distance

1.65km



1/19 Gray Street Bentleigh East VIC 3165

Sold Price

\$700,000

Sold Date

08-Nov-20

 3

 1

 2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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