

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

2/30 Norville 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

\$1,080,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jan 2021

to

31 Dec 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

1/10 Norville Street Bentleigh East VIC 3165	\$1,069,000	08-Jan-22
2/6 England Street Bentleigh East VIC 3165	\$1,060,000	15-Dec-21
2/18 Hinkler Avenue Bentleigh East VIC 3165	\$1,160,000	13-Nov-21

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: 24 January 2022


**1/10 Norville Street Bentleigh East
VIC 3165**
 3  1  1

Sold Price ^{RS} **\$1,069,000** ^{UN} Sold Date **08-Jan-22**

Distance **0.25km**

**2/6 England Street Bentleigh East
VIC 3165**
 3  1  2

Sold Price ^{RS} **\$1,060,000** ^{UN} Sold Date **15-Dec-21**

Distance **1.19km**

**2/18 Hinkler Avenue Bentleigh East
VIC 3165**
 3  2  2

Sold Price ^{RS} **\$1,160,000** Sold Date **13-Nov-21**

Distance **1.6km**
RS = Recent sale

UN = Undisclosed Sale

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