

# 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

10 Railway Crescent, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	16 Dulcie Gr BENTLEIGH 3204	\$1,195,000	01/10/2020
2	72 East Boundary Rd BENTLEIGH EAST 3165	\$1,030,000	21/10/2020
3	11 Adrian St BENTLEIGH EAST 3165	\$1,000,000	09/10/2020

**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:

16/02/2021 10:51



**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties

**16 Dulcie Gr BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,195,000

**Method:** Sold Before Auction

**Date:** 01/10/2020

**Property Type:** House

**Land Size:** 634 sqm approx



**72 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** House

**Land Size:** 550 sqm approx



**11 Adrian St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** House

**Land Size:** 594 sqm approx