

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

729 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	1203 North Rd OAKLEIGH 3166	\$1,140,000	14/08/2021
2	906 Centre Rd BENTLEIGH EAST 3165	\$1,105,013	11/06/2021
3			

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:

28/09/2021 18:41



2 1 4

Property Type: House (Previously Occupied - Detached)

Land Size: 760 sqm approx

Agent Comments

Impeccable 2 bedroom + study 50s cream brick treasure on 760 sqm approx. featuring 4 flowing living spaces (gas fire), granite kitchen (F+P 900mm appliances & Asko dishwasher), sparkling spa bathroom, 2nd toilet, a deep west-facing rear garden, ducted heating, air cond, security, double auto garage

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2021: \$1,446,500

Comparable Properties



1203 North Rd OAKLEIGH 3166 (REI)

Agent Comments

4 1 2

Price: \$1,140,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House

Land Size: 709 sqm approx



906 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,105,013

Method: Private Sale

Date: 11/06/2021

Property Type: House

Land Size: 678 sqm approx

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.