

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

1/16 MALANE 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/51 BROWNS ROAD BENTLEIGH EAST VIC 3165	\$640,250	10-Oct-24
101/650 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$560,900	07-Dec-24
5/170 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$550,000	28-Nov-24

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: 12 March 2025


**1/51 BROWNS ROAD BENTLEIGH
EAST VIC 3165**

 2
  2
  -

Sold Price

\$640,250

Sold Date

10-Oct-24

Distance

0.31km

**101/650 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

 2
  2
  1

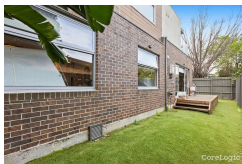
Sold Price

\$560,900

Sold Date

07-Dec-24

Distance

0.29km

**5/170 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

 2
  2
  1

Sold Price

\$550,000

Sold Date

28-Nov-24

Distance

0.43km
RS = Recent sale

UN = Undisclosed Sale

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