

## 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

2/1064 NORTH ROAD BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

Other

Suburb

Bentleigh East

Period-from

01 Nov 2023

to

31 Oct 2024

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

|  |             |           |
|--|-------------|-----------|
| 4A LESDEN STREET BENTLEIGH EAST VIC 3165 | \$1,301,000 | 14-Sep-24 |
| 2 CALISTA AVENUE OAKLEIGH EAST VIC 3166  | \$1,214,000 | 01-Jun-24 |
| 1B RODNEY STREET MOORABBIN VIC 3189      | \$1,310,000 | 11-Oct-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: 08 November 2024



**4A LESDEN STREET BENTLEIGH  
EAST VIC 3165**

 4  2  2

Sold Price **\$1,301,000** Sold Date **14-Sep-24**

Distance **3.63km**



**2 CALISTA AVENUE OAKLEIGH  
EAST VIC 3166**

 4  2  2

Sold Price **\$1,214,000** Sold Date **01-Jun-24**

Distance **4.04km**



**1B RODNEY STREET MOORABBIN  
VIC 3189**

 4  2  2

Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **11-Oct-24**

Distance **4.4km**



**1/214 CENTRE ROAD BENTLEIGH  
VIC 3204**

 4  2  2

Sold Price **\$1,200,000** Sold Date **31-Aug-24**

Distance **4.37km**

RS = Recent sale      UN = Undisclosed Sale

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