

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

7/1038 North Road 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$997,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Oct 2020

to

30 Sep 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

2/625 Centre Road Bentleigh East VIC 3165	\$522,000	08-Apr-21
1/734 Centre Road Bentleigh East VIC 3165	\$559,000	20-Mar-21
8/1038 North Road Bentleigh East VIC 3165	\$518,000	09-Sep-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: 14 October 2021

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**2/625 Centre Road Bentleigh East
VIC 3165**

Sold Price

\$522,000

Sold Date

08-Apr-21
 -  1  1

Distance

2.41km

**1/734 Centre Road Bentleigh East
VIC 3165**

Sold Price

\$559,000

Sold Date

20-Mar-21
 2  1  3

Distance

1.94km

**8/1038 North Road Bentleigh East
VIC 3165**

Sold Price

\$518,000

Sold Date

09-Sep-21
 2  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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