

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

8 Haigh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2022

to

31/12/2022

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	28 Marlborough St BENTLEIGH EAST 3165	\$1,305,000	12/11/2022
2	103 East Boundary Rd BENTLEIGH EAST 3165	\$1,300,000	11/11/2022
3	8 East View Cr BENTLEIGH EAST 3165	\$1,300,000	21/10/2022

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:

01/02/2023 11:29



5 2 3

Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments

Comparable Properties



28 Marlborough St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 1 2

Price: \$1,305,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 593 sqm approx



103 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments
(REI/VG)

3 1 3

Price: \$1,300,000

Method: Sold Before Auction

Date: 11/11/2022

Property Type: House (Res)

Land Size: 643 sqm approx



8 East View Cr BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

5 1 2

Price: \$1,300,000

Method: Private Sale

Date: 21/10/2022

Property Type: House

Land Size: 635 sqm approx