

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

62 Railway Crescent, Bentleigh Vic 3204

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 \$1,620,000 Property Type House Suburb Bentleigh

Period - From 01/07/2022 to 30/09/2022 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	10 Tatong Rd BRIGHTON EAST 3187	\$1,090,000	27/08/2022
2	1/30 Daley St BENTLEIGH 3204	\$1,070,000	08/09/2022
3	25 East Boundary Rd BENTLEIGH EAST 3165	\$1,020,000	04/06/2022

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:

09/11/2022 10:32



Property Type: House

Agent Comments

Comparable Properties



10 Tatong Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)



1/30 Daley St BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 08/09/2022

Property Type: House



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



Price: \$1,020,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 471 sqm approx