

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 Opal Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to 31/12/2021

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 Huon Gr BENTLEIGH EAST 3165	\$1,430,000	20/10/2021
2	10 Rae St BENTLEIGH EAST 3165	\$1,395,000	22/10/2021
3	18 Pasadena Cr BENTLEIGH EAST 3165	\$1,460,000	13/11/2021

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:

10/02/2022 07:34

1 Opal Court, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending December 2021: \$1,480,000

Comparable Properties



10 Huon Gr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,430,000
Method: Auction Sale
Date: 20/10/2021
Property Type: House (Res)



10 Rae St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,395,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 620 sqm approx



18 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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