

# 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 30 Orange Street, 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)

Range between \$1,300,000 & \$1,380,000

### Median sale price

Median price \$1,462,250 Property Type House Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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	47 Victor Rd BENTLEIGH EAST 3165	\$1,346,000	23/11/2024
2	4 Monash St BENTLEIGH EAST 3165	\$1,342,500	06/11/2024
3	85 Tudor St BENTLEIGH EAST 3165	\$1,481,000	01/11/2024

**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: 27/11/2024 15:27



**Property Type:** House

**Land Size:** 734 sqm approx

Agent Comments

## Comparable Properties



**47 Victor Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,346,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Land Size:** 797 sqm approx



**4 Monash St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,342,500

**Method:** Sold Before Auction

**Date:** 06/11/2024

**Property Type:** House (Res)

**Land Size:** 816 sqm approx



**85 Tudor St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,481,000

**Method:** Sold Before Auction

**Date:** 01/11/2024

**Property Type:** House (Res)