

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

2/5 Derry Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$1,258,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	4/114 Tucker Rd BENTLEIGH 3204	\$700,000	09/10/2021
2	3/5 Derry St BENTLEIGH EAST 3165	\$660,000	05/08/2021
3	4/8 Argyle St BENTLEIGH EAST 3165	\$642,500	21/05/2021

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:

12/10/2021 15:02

2/5 Derry Street, Bentleigh East Vic 3165



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median Unit Price
June quarter 2021: \$1,258,500

Comparable Properties



4/114 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Auction Sale
Date: 09/10/2021
Property Type: Unit



3/5 Derry St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000
Method: Private Sale
Date: 05/08/2021
Property Type: Unit



4/8 Argyle St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$642,500
Method: Private Sale
Date: 21/05/2021
Property Type: Unit

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



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