

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

37 Edinburgh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,260,000

Median sale price

Median price \$1,402,750

Property Type House

Suburb Bentleigh East

Period - From 23/10/2022

to

22/10/2023

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	23 Boronia St BENTLEIGH EAST 3165	\$1,250,000	12/10/2023
2	6 Tasman Rd BENTLEIGH EAST 3165	\$1,250,000	07/10/2023
3	93 Bignell Rd BENTLEIGH EAST 3165	\$1,230,000	07/10/2023

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:

23/10/2023 15:52



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,260,000

Median House Price

23/10/2022 - 22/10/2023: \$1,402,750

Comparable Properties



23 Boronia St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  4

Price: \$1,250,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 603 sqm approx



6 Tasman Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 587 sqm approx



93 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,230,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)