

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

295 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,446,500

Property Type House

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	13 Bevis St BENTLEIGH EAST 3165	\$1,770,000	03/07/2021
2	88 Tambet St BENTLEIGH EAST 3165	\$1,770,000	26/06/2021
3	14 Pollina St BENTLEIGH EAST 3165	\$1,725,000	12/07/2021

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:

09/10/2021 12:37



3 1 2

Property Type: House

Agent Comments

Comparable Properties



13 Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 3

Price: \$1,770,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 578 sqm approx



88 Tambat St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,770,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 712 sqm approx



14 Pollina St BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,725,000

Method: Sale

Date: 12/07/2021

Property Type: House (Res)

Land Size: 576 sqm approx