

# 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

5 East Boundary Road, 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 \$850,000 & \$900,000

### Median sale price

Median price \$1,182,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2020

to 30/09/2020

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	1/14 Milford St BENTLEIGH EAST 3165	\$950,000	26/10/2020
2	2/16 Schulz St BENTLEIGH EAST 3165	\$891,500	23/07/2020
3	681 South Rd BENTLEIGH EAST 3165	\$885,000	08/08/2020

**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:

28/10/2020 14:01



4   3   2

**Property Type:** Townhouse

**Land Size:** 379 sqm approx

Agent Comments

## Comparable Properties



1/14 Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments

3   1   2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 26/10/2020

**Property Type:** House



2/16 Schulz St BENTLEIGH EAST 3165  
(REI/VG)

Agent Comments

3   2   -

**Price:** \$891,500

**Method:** Auction Sale

**Date:** 23/07/2020

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 325 sqm approx



681 South Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

3   -   -

**Price:** \$885,000

**Method:** Sale

**Date:** 08/08/2020

**Property Type:** House (Res)

**Land Size:** 587 sqm approx