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	5 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$1,182,500	Pro	perty Type Ur	it		Suburb	Bentleigh East
Period - From	01/07/2020	to	30/09/2020	Sc	urce	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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** September quarter 2020: \$1,182,500





Property Type: Townhouse Land Size: 379 sqm approx **Agent Comments**

Comparable Properties



1/14 Milford St BENTLEIGH EAST 3165 (REI)

Price: \$950,000 Method: Private Sale Date: 26/10/2020 Property Type: House



2/16 Schulz St BENTLEIGH EAST 3165

(REI/VG)

Price: \$891,500 Method: Auction Sale Date: 23/07/2020 Rooms: 4

Property Type: Unit Land Size: 325 sqm approx



Account - Jellis Craig | P: 03 9593 4500

681 South Rd BENTLEIGH EAST 3165 (VG)

Price: \$885,000 Method: Sale Date: 08/08/2020

Property Type: House (Res) Land Size: 587 sqm approx





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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