

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

37B ORANGE STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,068,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

35B ORANGE STREET BENTLEIGH EAST VIC 3165	\$1,665,000	30-Mar-23
4A WARATAH STREET BENTLEIGH EAST VIC 3165	\$1,625,000	06-Feb-23
45A NORTHAM ROAD BENTLEIGH EAST VIC 3165	\$1,660,000	17-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 06 July 2023



**35B ORANGE STREET BENTLEIGH
EAST VIC 3165**

 4  3  2

Sold Price ^{RS} **\$1,665,000** Sold Date **30-Mar-23**

Distance **0.02km**



**4A WARATAH STREET BENTLEIGH
EAST VIC 3165**

 4  3  2

Sold Price **\$1,625,000** Sold Date **06-Feb-23**

Distance **0.53km**



**45A NORTHAM ROAD BENTLEIGH
EAST VIC 3165**

 4  3  2

Sold Price ^{RS} **\$1,660,000** Sold Date **17-Jun-23**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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