

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

42 Moylan Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,950,000

&

\$2,050,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2020

to

30/09/2021

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	40 Loranne St BENTLEIGH 3204	\$2,000,000	13/11/2021
2	6 Valkstone St BENTLEIGH EAST 3165	\$2,000,000	27/06/2021
3			

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:

15/11/2021 10:31



4 2 2

Property Type: House
Land Size: 747 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
Year ending September 2021: \$1,410,000

Comparable Properties



40 Loranne St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 705 sqm approx



6 Valkstone St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Auction Sale
Date: 27/06/2021
Property Type: House (Res)
Land Size: 600 sqm approx

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.