

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

7B Claronga 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2018

to

31 Oct 2019

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

4B Plymouth Street Bentleigh East VIC 3165	\$1,330,000	21-Sep-19
40B Stockdale Avenue Bentleigh East VIC 3165	\$1,316,100	02-Apr-19
14A Vasey Street Bentleigh East VIC 3165	\$1,296,000	03-Aug-19

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: 15 November 2019



**4B Plymouth Street Bentleigh East
VIC 3165**

 4  3  1

Sold Price

\$1,330,000

Sold Date

21-Sep-19

Distance

1.31km



**40B Stockdale Avenue Bentleigh
East VIC 3165**

 4  3  1

Sold Price

\$1,316,100

Sold Date

02-Apr-19

Distance

1.37km



**14A Vasey Street Bentleigh East
VIC 3165**

 4  3  1

Sold Price

\$1,296,000

Sold Date

03-Aug-19

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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