

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

10 Bonny Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,462,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/09/2024

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	15 Connie St BENTLEIGH EAST 3165	\$1,350,000	12/10/2024
2	14 Highview Rd BENTLEIGH EAST 3165	\$1,350,000	31/08/2024
3	152 Brady Rd BENTLEIGH EAST 3165	\$1,307,000	01/06/2024

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:

11/11/2024 13:26



4 1 3

Property Type: House (Res)

Land Size: 610 sqm approx

Comparable Properties



15 Connie St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$1,350,000

Method: Sold Before Auction

Date: 12/10/2024

Property Type: House (Res)

Land Size: 640 sqm approx



14 Highview Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,350,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 620 sqm approx



152 Brady Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,307,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House

Land Size: 534 sqm approx