

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

72 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2019 to 30/06/2020 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	4 Barbara St MOORABBIN 3189	\$990,000	10/06/2020
2	122 East Boundary Rd BENTLEIGH EAST 3165	\$960,000	11/08/2020
3	691 South Rd BENTLEIGH EAST 3165	\$955,000	12/05/2020

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:

06/10/2020 09:37



3 1 2

Property Type: House
Land Size: 546 sqm approx

Agent Comments

Much loved 3 bedroom 60s charmer adjacent King George VI Memorial Reserve. Comfortable, full of pride and with potential to add your cosmetic flair, this light filled treasure features 2 north facing entertaining zones, a central cedar kitchen (new stove) and a sweet cottage garden. Offered for the first time in 46 years, this cherished gem features hydronic heating, air cond, ceiling fans, security doors & a double garage. Doors from the Korner & Co café, childcare, Southland/Chadstone buses & Bentleigh Secondary College, minutes to Centre Road shops & GESAC.

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2020: \$1,200,000

Comparable Properties



4 Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Private Sale
Date: 10/06/2020
Property Type: House
Land Size: 519 sqm approx



122 East Boundary Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 1 4

Price: \$960,000
Method: Private Sale
Date: 11/08/2020
Property Type: House
Land Size: 585 sqm approx



691 South Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 3

Price: \$955,000
Method: Private Sale
Date: 12/05/2020
Property Type: House
Land Size: 628 sqm approx