

# 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

794 North Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,525,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2022

to 30/06/2022

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	390 Mckinnon Rd BENTLEIGH EAST 3165	\$1,685,000	12/05/2022
2	4 Cobar St BENTLEIGH EAST 3165	\$1,620,000	12/05/2022
3	146 Wheatley Rd ORMOND 3204	\$1,545,000	23/06/2022

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:

25/08/2022 09:47



**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

Agent Comments

## Comparable Properties



**390 Mckinnon Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,685,000

**Method:** Private Sale

**Date:** 12/05/2022

**Property Type:** House

**Land Size:** 604 sqm approx



**4 Cobar St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,620,000

**Method:** Sold Before Auction

**Date:** 12/05/2022

**Property Type:** House



**146 Wheatley Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$1,545,000

**Method:** Sold Before Auction

**Date:** 23/06/2022

**Property Type:** House (Res)

**Land Size:** 712 sqm approx