

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

9/76 EAST BOUNDARY ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Aug 2022

to

31 Jul 2023

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

15/76 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$480,000	23-Feb-23
19/76 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$467,500	16-May-23
103/8 RAILWAY CRESCENT BENTLEIGH VIC 3204	\$460,109	16-Mar-23

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 August 2023

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**15/76 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$480,000** Sold Date **23-Feb-23**

Distance **0km**



**19/76 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$467,500** Sold Date **16-May-23**

Distance **0km**



**103/8 RAILWAY CRESCENT
BENTLEIGH VIC 3204**

2 1 1

Sold Price **\$460,109** Sold Date **16-Mar-23**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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