

## 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

394 CHESTERVILLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2022

to

28 Feb 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 25 NORMANBY ROAD BENTLEIGH EAST VIC 3165     | \$1,175,000 | 15-Oct-22 |
| 1 MARLBOROUGH STREET BENTLEIGH EAST VIC 3165 | \$1,170,000 | 10-Dec-22 |
| 1 HERNE CLOSE MOORABBIN VIC 3189             | \$1,150,000 | 22-Nov-22 |

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: 30 March 2023



**25 NORMANBY ROAD BENTLEIGH  
EAST VIC 3165**

Sold Price **\$1,175,000** Sold Date **15-Oct-22**

 4  3  3

Distance **0.5km**



**1 MARLBOROUGH STREET  
BENTLEIGH EAST VIC 3165**

Sold Price **\$1,170,000** Sold Date **10-Dec-22**

 3  1  4

Distance **1.21km**



**1 HERNE CLOSE MOORABBIN VIC  
3189**

Sold Price **\$1,150,000** Sold Date **22-Nov-22**

 3  1  3

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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