

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

41 VICTOR 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

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jan 2023

to

31 Dec 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 KENJULIE DRIVE BENTLEIGH EAST VIC 3165	\$1,400,000	16-Dec-23
47 BROSNAN ROAD BENTLEIGH EAST VIC 3165	\$1,380,000	19-Jan-24
10 MILLIS AVENUE BENTLEIGH EAST VIC 3165	\$1,354,000	23-Nov-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: 29 January 2024


**15 KENJULIE DRIVE BENTLEIGH
EAST VIC 3165**
 4  2  4

Sold Price ^{RS} **\$1,400,000** ^{UN} Sold Date **16-Dec-23**

Distance **1.25km**

**47 BROSNAN ROAD BENTLEIGH
EAST VIC 3165**
 3  1  2

Sold Price ^{RS} **\$1,380,000** Sold Date **19-Jan-24**

Distance **0.98km**

**10 MILLIS AVENUE BENTLEIGH
EAST VIC 3165**
 3  2  2

Sold Price **\$1,354,000** Sold Date **23-Nov-23**

Distance **1.17km**
RS = Recent sale

UN = Undisclosed Sale

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