

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

2/96 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$770,000

&

\$835,000

Median sale price

Median price

\$678,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

22/02/2023

to

21/02/2024

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	2/14 Barrington St BENTLEIGH EAST 3165	\$855,000	18/11/2023
2	32a Browns Rd BENTLEIGH EAST 3165	\$780,000	18/12/2023
3	2a St Georges Av BENTLEIGH EAST 3165	\$779,000	20/01/2024

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:

22/02/2024 12:21



 2  2  1

Rooms: 4

Property Type: Unit

Land Size: 228 m 2 approx sqm
approx

[Agent Comments](#)

Indicative Selling Price

\$770,000 - \$835,000

Median Unit Price

22/02/2023 - 21/02/2024: \$678,000

Comparable Properties



**2/14 Barrington St BENTLEIGH EAST 3165
(REI/VG)**

[Agent Comments](#)

 2  1  2

Price: \$855,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



**32a Browns Rd BENTLEIGH EAST 3165
(REI/VG)**

[Agent Comments](#)

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 18/12/2023

Property Type: Unit



**2a St Georges Av BENTLEIGH EAST 3165
(REI)**

[Agent Comments](#)

 2  2  1

Price: \$779,000

Method: Private Sale

Date: 20/01/2024

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480