

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

7/35-37 MALANE STREET 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

\$600,000

&

\$660,000

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

2/630-634 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$700,000	25-Mar-23
3/630-634 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$678,000	05-Mar-23
2/12 CURTIN STREET BENTLEIGH EAST VIC 3165	\$661,000	16-Jun-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: 04 August 2023



**2/630-634 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$700,000** Sold Date **25-Mar-23**

Distance **0.44km**



**3/630-634 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$678,000** Sold Date **05-Mar-23**

Distance **0.45km**



**2/12 CURTIN STREET BENTLEIGH
EAST VIC 3165**

2 1 1

Sold Price ^{RS} **\$661,000** Sold Date **16-Jun-23**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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