

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

6 Claude 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Feb 2020

to

31 Jan 2021

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

9 Sanicki Court Bentleigh East VIC 3165	\$970,000	30-Nov-20
601 Warrigal Road Bentleigh East VIC 3165	\$953,000	20-Aug-20
11 Adrian Street Bentleigh East VIC 3165	\$1,000,000	09-Oct-20

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: 09 February 2021

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9 Sanicki Court Bentleigh East VIC 3165

Sold Price

^{RS} **\$970,000** ^{UN}

Sold Date **30-Nov-20**

 3  1  4

Distance **0.12km**



601 Warrigal Road Bentleigh East VIC 3165

Sold Price

\$953,000

Sold Date **20-Aug-20**

 3  1  1

Distance **0.98km**



11 Adrian Street Bentleigh East VIC 3165

Sold Price

\$1,000,000

Sold Date **09-Oct-20**

 3  1  2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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