

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	53 Valkstone Street Bentleigh East, 3165
---	--

Indicative selling price

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

Range between	\$1,800,000.00 & \$1,875,000.00
---------------	---------------------------------

Median sale price

Median price	\$1,510,000.00	Property Type	HOUSE	Suburb	BENTLEIGH EAST
Period - From	09-May-2021	to	08-May-2022	Source	REIV

Comparable property sales

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	36 Valkstone Street Bentleigh East 3165	\$1,850,000.00	04-May-2022
2	26 Gladwyn Avenue Bentleigh East 3165	\$1,830,000.00	23-Feb-2022
3	19 Dromana Avenue Bentleigh East 3165	\$1,780,000.00	07-Jan-2022

This statement of information was prepared on 16-May-2022 at 3:20:36 PM EST