

## 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

17 RAE STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jan 2022

to

31 Dec 2022

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

|  |             |           |
|--|-------------|-----------|
| 11 GREENVIEW COURT BENTLEIGH EAST VIC 3165 | \$1,504,380 | 01-Oct-22 |
| 3 ROYENA ROAD MOORABBIN VIC 3189           | \$1,545,000 | 13-Aug-22 |
| 21 BEGG STREET BENTLEIGH EAST VIC 3165     | \$1,601,000 | 03-Dec-22 |

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: 06 January 2023


**11 GREENVIEW COURT BENTLEIGH EAST VIC 3165**

Sold Price

**\$1,504,380**

Sold Date

**01-Oct-22**


4



2



4

Distance

**0.3km**

**3 ROYENA ROAD MOORABBIN VIC 3189**

Sold Price

**\$1,545,000**

Sold Date

**13-Aug-22**


4



2



2

Distance

**1.38km**

**21 BEGG STREET BENTLEIGH EAST VIC 3165**

Sold Price

<sup>RS</sup> **\$1,601,000**

Sold Date

**03-Dec-22**


4



2



3

Distance

**1.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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