

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 Oak Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,350,000

&

\$2,400,000

Median sale price

Median price \$1,567,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2020

to 31/03/2021

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	16 Donaldson St BENTLEIGH 3204	\$2,511,000	20/03/2021
2	23 Sunnyside Gr BENTLEIGH 3204	\$2,308,000	20/03/2021
3	35 Mitchell St BENTLEIGH 3204	\$2,300,000	01/05/2021

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:

13/05/2021 08:01

7 Oak Street, Bentleigh Vic 3204

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5 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$2,350,000 - \$2,400,000

Median House Price

Year ending March 2021: \$1,567,500

Comparable Properties



16 Donaldson St BENTLEIGH 3204 (REI)

Agent Comments

5 3 2

Price: \$2,511,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 566 sqm approx



23 Sunnyside Gr BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,308,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 821 sqm approx



35 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$2,300,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 597 sqm approx

Smaller land than Oak St and not in the McKinnon Secondary School Zone

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133