

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

2c Blenheim Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,272,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2021

to

31/12/2021

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	1/7 Molden St BENTLEIGH EAST 3165	\$1,395,000	28/11/2021
2	22B Shrewsbury St BENTLEIGH EAST 3165	\$1,365,000	11/12/2021
3	2/7 Anderson Av BENTLEIGH EAST 3165	\$1,363,000	29/11/2021

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:

22/03/2022 12:43



Property Type: Townhouse

Agent Comments

Comparable Properties



1/7 Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,395,000

Method: Auction Sale

Date: 28/11/2021

Property Type: Townhouse (Res)



22B Shrewsbury St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,365,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Townhouse (Res)

Land Size: 346 sqm approx



2/7 Anderson Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,363,000

Method: Private Sale

Date: 29/11/2021

Property Type: Townhouse (Single)

Land Size: 369 sqm approx