

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

38B MAWBY ROAD 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

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,423,000

Property type

Other

Suburb

Bentleigh East

Period-from

01 Dec 2022

to

30 Nov 2023

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

6 MILFORD STREET BENTLEIGH EAST VIC 3165	\$1,901,000	18-Nov-23
311 MCKINNON ROAD BENTLEIGH EAST VIC 3165	\$1,940,000	01-Jul-23
2D HOPETOUN COURT BENTLEIGH EAST VIC 3165	\$1,970,000	09-Sep-23

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: 12 December 2023



**6 MILFORD STREET BENTLEIGH
EAST VIC 3165**

 4  2  4

Sold Price ^{RS} **\$1,901,000** Sold Date **18-Nov-23**

Distance **0.31km**



**311 MCKINNON ROAD BENTLEIGH
EAST VIC 3165**

 4  2  2

Sold Price **\$1,940,000** Sold Date **01-Jul-23**

Distance **1.85km**



**2D HOPETOUN COURT BENTLEIGH
EAST VIC 3165**

 4  4  2

Sold Price ^{RS} **\$1,970,000** Sold Date **09-Sep-23**

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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