

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

122 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$900,000

&

\$980,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2020

to

30/06/2020

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	65 Bignell Rd BENTLEIGH EAST 3165	\$980,000	16/04/2020
2	17 Thornton St BENTLEIGH EAST 3165	\$965,000	30/06/2020
3	691 South Rd BENTLEIGH EAST 3165	\$955,000	12/05/2020

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:

03/08/2020 16:11



Property Type: House

Land Size: 585 sqm approx

Agent Comments

Occupying a large, rectangular allotment of 585sqm (approx), this neatly maintained weatherboard home will engage you with its classic layout and potential to renovate/extend, subdivide or rebuild a dream home, medical suites or professional business practice (STCA), just minutes to amenities.

Indicative Selling Price

\$900,000 - \$980,000

Median House Price

June quarter 2020: \$1,150,000

Comparable Properties



65 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 16/04/2020

Property Type: House



17 Thornton St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 30/06/2020

Property Type: House

Land Size: 581 sqm approx



**691 South Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 12/05/2020

Property Type: House

Land Size: 628 sqm approx