# 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

3 Boronia Street, Bentleigh East Vic 3165

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |           |       |        |                |  |  |
|--|-------------|-----|-------------|-----|-----------|-------|--------|----------------|--|--|
| Range betweer  | \$940,000   |     | &           |     | \$990,000 |       |        |                |  |  |
| Median sale p  | rice        |     |             |     |           |       |        |                |  |  |
| Median price   | \$1,322,000 | Pro | operty Type | Hou | ise       |       | Suburb | Bentleigh East |  |  |
| Period - From  | 01/10/2020  | to  | 31/12/2020  | )   | So        | ource | 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.

| Ad | dress of comparable property      | Price     | Date of sale |
|----|-----------------------------------|-----------|--------------|
| 1  | 776 Centre Rd BENTLEIGH EAST 3165 | \$930,000 | 28/11/2020   |
| 2  | 47 Riley St OAKLEIGH SOUTH 3167   | \$930,000 | 13/02/2021   |
| 3  | 1 Kirstin CI OAKLEIGH SOUTH 3167  | \$925,000 | 16/12/2020   |

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:

05/03/2021 13:12



## 3 Boronia Street, Bentleigh East Vic 3165





Rooms: 5 Property Type: House Land Size: 594 sqm approx Agent Comments Indicative Selling Price \$940,000 - \$990,000 Median House Price December quarter 2020: \$1,322,000

# **Comparable Properties**



776 Centre Rd BENTLEIGH EAST 3165 (REI/VG)



Price: \$930,000 Method: Private Sale Date: 28/11/2020 Property Type: House Land Size: 594 sqm approx

## Agent Comments

47 Riley St OAKLEIGH SOUTH 3167 (REI)

**2** 

67 (REI) Agent Comments

Price: \$930,000 Method: Auction Sale Date: 13/02/2021 Property Type: House (Res)

**1** 3



1 Kirstin CI OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments



Price: \$925,000 Method: Private Sale Date: 16/12/2020 Property Type: House Land Size: 665 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.