

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 between \$940,000

&

\$990,000

Median sale price

Median price \$1,322,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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	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 Cl 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



 2  1  2

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)

Agent Comments

 3  1  2

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



47 Riley St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

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



1 Kirstin Cl OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  1  1

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