

# 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

29 Catherine Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	38 Mawby Rd BENTLEIGH EAST 3165	\$1,675,000	08/07/2021
2	50 Tambet St BENTLEIGH EAST 3165	\$1,640,000	10/09/2021
3	1 Milford St BENTLEIGH EAST 3165	\$1,610,000	21/07/2021

**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:

30/09/2021 14:39



**Property Type:** House

Agent Comments

## Comparable Properties



**38 Mawby Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,675,000

**Method:** Private Sale

**Date:** 08/07/2021

**Property Type:** House

**Land Size:** 727 sqm approx



**50 Tambat St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 10/09/2021

**Property Type:** House

**Land Size:** 589 sqm approx



**1 Milford St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 21/07/2021

**Property Type:** House (Res)

**Land Size:** 696 sqm approx