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

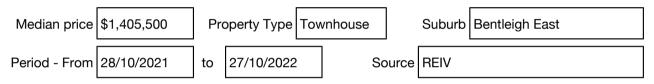
2/176 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this		

Single price \$720,000

Median sale price



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	2/54 Vasey St BENTLEIGH EAST 3165	\$735,000	15/10/2022
2	3/601 North Rd ORMOND 3204	\$735,000	03/08/2022
3	33/262 Poath Rd HUGHESDALE 3166	\$720,500	29/06/2022

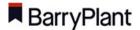
OR

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:

28/10/2022 12:14









Property Type: Agent Comments

Indicative Selling Price \$720,000 **Median Townhouse Price** 28/10/2021 - 27/10/2022: \$1,405,500

Comparable Properties



2/54 Vasey St BENTLEIGH EAST 3165 (REI)



Price: \$735,000 Method: Auction Sale Date: 15/10/2022 Property Type: Unit

3/601 North Rd ORMOND 3204 (REI/VG)

Agent Comments

Agent Comments





Price: \$735,000 Method: Private Sale Date: 03/08/2022 Property Type: Unit

33/262 Poath Rd HUGHESDALE 3166 (VG)

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Agent Comments



Price: \$720.500 Method: Sale Date: 29/06/2022 Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9586 0500



propertydata

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