

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 price see consumer.vic.gov.au/underquoting

Single price

\$720,000

Median sale price

Median price

\$1,405,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

28/10/2021

to

27/10/2022

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	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)

Agent Comments



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



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

Agent Comments



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

33/262 Poath Rd HUGHESDALE 3166 (VG)

Agent Comments



Price: \$720,500
Method: Sale
Date: 29/06/2022
Property Type: Flat/Unit/Apartment (Res)