

# 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 25/76 East Boundary 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)

Single price \$529,950

### Median sale price

Median price \$1,235,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2023

to 30/09/2024

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	5/170 East Boundary Rd BENTLEIGH EAST 3165	\$550,000	04/12/2024
2	201/665 Centre Rd BENTLEIGH EAST 3165	\$520,000	09/10/2024
3	107/1a Vivien St BENTLEIGH EAST 3165	\$525,000	26/06/2024

**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:

16/12/2024 14:18



Property Type: Apartment

**Indicative Selling Price**

\$529,950

**Median Unit Price**

Year ending September 2024: \$1,235,000

## Comparable Properties



5/170 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** Apartment



201/665 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments



**Price:** \$520,000

**Method:** Sale

**Date:** 09/10/2024

**Property Type:** Strata Unit/Flat



107/1a Vivien St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604