

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

635 Warrigal Road Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

17 Rudyard Street Bentleigh East VIC 3165	\$1,240,000	25-Mar-21
27 Patricia Street Bentleigh East VIC 3165	\$1,260,000	05-Jun-21
35 Eulinga Road Clarinda VIC 3169	\$1,300,000	18-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 11 August 2021



**17 Rudyard Street Bentleigh East
VIC 3165**

2 1 2

Sold Price

\$1,240,000

Sold Date

25-Mar-21

Distance

0.14km



**27 Patricia Street Bentleigh East
VIC 3165**

2 1 2

Sold Price

\$1,260,000

Sold Date

05-Jun-21

Distance

0.48km



35 Eulinga Road Clarinda VIC 3169

2 - -

Sold Price

\$1,300,000

Sold Date

18-Feb-21

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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