

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

1/2 Boynton Street 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,750

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Feb 2019

to

31 Jan 2020

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

4/2 Boynton Street Bentleigh East VIC 3165	\$684,000	30-Nov-19
102/51 Browns Road Bentleigh East VIC 3165	\$702,450	12-Dec-19
1/225 Chesterville Road Moorabbin VIC 3189	\$728,000	22-Jan-20

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: 01 February 2020



**4/2 Boynton Street Bentleigh East
VIC 3165**

 2  1  2

Sold Price

\$684,000

Sold Date

30-Nov-19

Distance

0.04km



**102/51 Browns Road Bentleigh East
VIC 3165**

 2  -  -

Sold Price

\$702,450

Sold Date

12-Dec-19

Distance

0.82km



**1/225 Chesterville Road Moorabbin
VIC 3189**

 3  1  1

Sold Price

\$728,000^{UN}

Sold Date

22-Jan-20

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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