

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

4/130 EAST BOUNDARY 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/51 BROWNS ROAD BENTLEIGH EAST VIC 3165	\$620,000	26-May-23
9/7-9 DERRY STREET BENTLEIGH EAST VIC 3165	\$580,000	13-Apr-23
2/12 CURTIN STREET BENTLEIGH EAST VIC 3165	\$661,000	16-Jun-23

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: 19 September 2023



**3/51 BROWNS ROAD BENTLEIGH
EAST VIC 3165**

2 2 1

Sold Price

\$620,000

Sold Date **26-May-23**

Distance **0.38km**



**9/7-9 DERRY STREET BENTLEIGH
EAST VIC 3165**

3 2 1

Sold Price

\$580,000

Sold Date **13-Apr-23**

Distance **0.74km**



**2/12 CURTIN STREET BENTLEIGH
EAST VIC 3165**

2 1 1

Sold Price

\$661,000

Sold Date **16-Jun-23**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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