

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 bedroom, 4 bathroom 1+1 car BRAND NEW
DROMANA AVENUE 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Bentleigh East

Period-from

01 May 2022

to

30 Apr 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

15B VICTOR ROAD BENTLEIGH EAST VIC 3165	\$1,690,000	08-Dec-22
15A VICTOR ROAD BENTLEIGH EAST VIC 3165	\$1,740,000	25-Jun-22
15A CORMICK STREET BENTLEIGH EAST VIC 3165	\$1,625,000	02-Dec-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: 25 May 2023



**15B VICTOR ROAD BENTLEIGH
EAST VIC 3165**

 4  4  2

Sold Price **\$1,690,000** Sold Date **08-Dec-22**

Distance **2.73km**



**15A VICTOR ROAD BENTLEIGH
EAST VIC 3165**

 4  4  2

Sold Price **\$1,740,000** Sold Date **25-Jun-22**

Distance **2.74km**



**15A CORMICK STREET BENTLEIGH
EAST VIC 3165**

 4  4  2

Sold Price **\$1,625,000** Sold Date **02-Dec-21**

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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