

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

10 Moor Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,401,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2022

to 30/09/2023

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 | 25 Hinkler Av BENTLEIGH EAST 3165 | \$1,475,000 | 07/10/2023 |
| 2 | 30 Denver St BENTLEIGH EAST 3165 | \$1,430,000 | 25/09/2023 |
| 3 | 35 Purtell St BENTLEIGH EAST 3165 | \$1,421,000 | 26/08/2023 |

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:

25/10/2023 14:40



Rooms: 5
Property Type: House (Res) - LAND
Land Size: 710 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending September 2023: \$1,401,000

Comparable Properties



25 Hinkler Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,475,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 738 sqm approx



30 Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,430,000
Method: Sold Before Auction
Date: 25/09/2023
Property Type: House (Res)
Land Size: 739 sqm approx



35 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,421,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 616 sqm approx

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