

## 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 QUINNS ROAD BENTLEIGH EAST VIC 3165

### Indicative selling price

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

Single Price

or range  
between

\$1,370,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,427,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Oct 2022

to

30 Sep 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

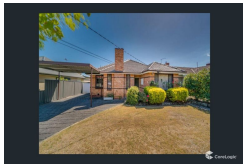
3 STRATFORD AVENUE BENTLEIGH EAST VIC 3165	\$1,475,000	15-Jun-23
144 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$1,350,000	15-Jun-23
11 WARWICK STREET BENTLEIGH EAST VIC 3165	\$1,440,000	27-May-23

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: 13 October 2023

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**3 STRATFORD AVENUE  
BENTLEIGH EAST VIC 3165**

3 1 2

Sold Price <sup>RS</sup> **\$1,475,000** Sold Date **15-Jun-23**

Distance **0.25km**



**144 EAST BOUNDARY ROAD  
BENTLEIGH EAST VIC 3165**

4 2 2

Sold Price **\$1,350,000** Sold Date **15-Jun-23**

Distance **0.35km**



**11 WARWICK STREET BENTLEIGH  
EAST VIC 3165**

3 1 2

Sold Price **\$1,440,000** Sold Date **27-May-23**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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