

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

104/170 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$399,999

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2023

to

30/06/2023

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	9/1038 North Rd BENTLEIGH EAST 3165	\$420,000	10/04/2023
2	207/53 Browns Rd BENTLEIGH EAST 3165	\$407,500	13/07/2023
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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:

31/07/2023 09:29



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$399,999
Median Unit Price
June quarter 2023: \$1,200,000

Comparable Properties

9/1038 North Rd BENTLEIGH EAST 3165 (VG) Agent Comments



Price: \$420,000
Method: Sale
Date: 10/04/2023
Property Type: Strata Unit/Flat



207/53 Browns Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$407,500
Method: Private Sale
Date: 13/07/2023
Property Type: Apartment

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.

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