

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

12 Marlborough Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,475,000

Median sale price

Median price \$1,456,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2023

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	34 East View Cr BENTLEIGH EAST 3165	\$1,510,000	28/10/2023
2	10 Moor St BENTLEIGH EAST 3165	\$1,481,000	18/11/2023
3	16 Leonie Av BENTLEIGH EAST 3165	\$1,420,000	30/10/2023

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:

22/11/2023 12:36



Property Type:
Agent Comments

Indicative Selling Price
\$1,475,000

Median House Price
September quarter 2023: \$1,456,000

Comparable Properties



34 East View Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



10 Moor St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,481,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)



16 Leonie Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 30/10/2023
Rooms: 3
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Buxton | P: 03 9563 9933