

## 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

18 YARRA LINKS WAY 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

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Feb 2023

to

31 Jan 2024

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

25 YARRA LINKS WAY BENTLEIGH EAST VIC 3165	\$1,850,000	18-Feb-24
17 YARRA LINKS WAY BENTLEIGH EAST VIC 3165	\$1,800,888	11-Oct-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: 21 February 2024



**25 YARRA LINKS WAY BENTLEIGH  
EAST VIC 3165**

 5  2  2

Sold Price

<sup>RS</sup> **\$1,850,000**

Sold Date

**18-Feb-24**

Distance

**0.12km**



**17 YARRA LINKS WAY BENTLEIGH  
EAST VIC 3165**

 4  2  2

Sold Price

**\$1,800,888**

Sold Date

**11-Oct-23**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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