

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 2/96 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$629,000 Property Type Unit Suburb Bentleigh East

Period - From 13/12/2022 to 12/12/2023 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	2/14 Barrington St BENTLEIGH EAST 3165	\$855,000	18/11/2023
2	3/134 Bignell Rd BENTLEIGH EAST 3165	\$855,000	26/08/2023
3	14 Jackson La BENTLEIGH EAST 3165	\$826,000	09/12/2023

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: 13/12/2023 05:06

2/96 East Boundary Road, Bentleigh East Vic 3165



 2  2  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
13/12/2022 - 12/12/2023: \$629,000

Comparable Properties



2/14 Barrington St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  1  2

Price: \$855,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit



3/134 Bignell Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 2  1  2

Price: \$855,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit

14 Jackson La BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  -

Price: \$826,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Apartment
Land Size: 126 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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