

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 22 Rudyard Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$678,000 Property Type Unit Suburb Bentleigh East

Period - From 19/10/2022 to 18/10/2023 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	3/134 Bignell Rd BENTLEIGH EAST 3165	\$855,000	26/08/2023
2	2/13 Vernal Rd OAKLEIGH SOUTH 3167	\$785,000	26/08/2023
3	3/11 Chauvel St BENTLEIGH EAST 3165	\$765,000	04/06/2023

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: 19/10/2023 18:12

22 Rudyard Street, Bentleigh East Vic 3165



 2  1  2

Property Type: Unit
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
19/10/2022 - 18/10/2023: \$678,000

Comparable Properties



3/134 Bignell Rd BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

 2  1  2

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



2/13 Vernal Rd OAKLEIGH SOUTH 3167 (REI/VG) [Agent Comments](#)

 2  1  2

Price: \$785,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 290 sqm approx



3/11 Chauvel St BENTLEIGH EAST 3165 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$765,000
Method: Private Sale
Date: 04/06/2023
Property Type: Unit

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



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