

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

34 East View Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,380,000 & \$1,500,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2022 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	2 England St BENTLEIGH EAST 3165	\$1,550,000	19/09/2023
2	80 Blamey St BENTLEIGH EAST 3165	\$1,446,000	20/05/2023
3	18 Sherlowe Ct BENTLEIGH EAST 3165	\$1,336,000	02/09/2023

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:

02/10/2023 13:28



Rooms: 6
Property Type: House (Res) - LAND
Land Size: 742 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,500,000
Median House Price
 Year ending June 2023: \$1,400,000

Comparable Properties



2 England St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 19/09/2023
Property Type: House
Land Size: 633 sqm approx



80 Blamey St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,446,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 725 sqm approx



18 Sherlowe Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,336,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 674 sqm approx

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