

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 Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	48 Paloma St BENTLEIGH EAST 3165	\$1,270,000	21/09/2023
2	8 Dover St BENTLEIGH EAST 3165	\$1,265,000	23/08/2023
3	23 Boronia St BENTLEIGH EAST 3165	\$1,250,000	12/10/2023

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 09:48



Property Type: House

Agent Comments

Comparable Properties



48 Paloma St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,270,000

Method: Sold Before Auction

Date: 21/09/2023

Property Type: House (Res)

Land Size: 557 sqm approx



8 Dover St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,265,000

Method: Private Sale

Date: 23/08/2023

Property Type: House

Land Size: 594 sqm approx



23 Boronia St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 603 sqm approx