

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

36B VALKSTONE STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,999,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2023

to

31 Mar 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

8A LILAC STREET BENTLEIGH EAST VIC 3165	\$1,870,000	29-Sep-23
2A CASTLEWOOD STREET BENTLEIGH EAST VIC 3165	\$1,975,000	28-Oct-22
2B CASTLEWOOD STREET BENTLEIGH EAST VIC 3165	\$1,850,000	24-Feb-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: 03 April 2024

**8A LILAC STREET BENTLEIGH
EAST VIC 3165**4  3  2 Sold Price **\$1,870,000** Sold Date **29-Sep-23**Distance **0.46km****2A CASTLEWOOD STREET
BENTLEIGH EAST VIC 3165**4  4  2 Sold Price **\$1,975,000** Sold Date **28-Oct-22**Distance **0.68km****2B CASTLEWOOD STREET
BENTLEIGH EAST VIC 3165**4  4  2 Sold Price **\$1,850,000** Sold Date **24-Feb-23**Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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