Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

37 Edinburgh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$1,418,500	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2023	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

7,0	aress of comparable property	1 1100	Date of Sale
1	327 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	22/07/2023
2	15 Bessie St BENTLEIGH EAST 3165	\$1,140,000	26/08/2023
3	42 Marlborough St BENTLEIGH EAST 3165	\$1,137,000	19/08/2023

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:	01/09/2023 14:59



Date of sale











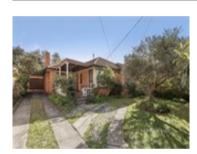
Property Type: House

Land Size: 584sqm sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median House Price** June guarter 2023: \$1,418,500

Comparable Properties



327 Chesterville Rd BENTLEIGH EAST 3165

(REI)

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Price: \$1,200,000 Method: Auction Sale Date: 22/07/2023 Property Type: House Land Size: 575 sqm approx Agent Comments



15 Bessie St BENTLEIGH EAST 3165 (REI)

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Price: \$1,140,000 Method: Auction Sale Date: 26/08/2023

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



42 Marlborough St BENTLEIGH EAST 3165

(REI)

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Price: \$1,137,000 Method: Auction Sale Date: 19/08/2023

Property Type: House (Res)

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



