

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 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

Median sale price

Median price \$1,418,500 Property 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	Price	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



Property Type: House
Land Size: 584sqm sqm approx
 Agent Comments

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

Comparable Properties



327 Chesterville Rd BENTLEIGH EAST 3165 (REI) [Agent Comments](#)



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



15 Bessie St BENTLEIGH EAST 3165 (REI) [Agent Comments](#)



Price: \$1,140,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 590 sqm approx



42 Marlborough St BENTLEIGH EAST 3165 (REI) [Agent Comments](#)



Price: \$1,137,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)

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