

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

4/11 CALEB 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

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,402,750

Property type

Other

Suburb

Bentleigh East

Period-from

01 Mar 2023

to

29 Feb 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

4/3 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,165,000	10-Feb-24
814B CENTRE ROAD BENTLEIGH EAST VIC 3165	\$1,250,000	12-Dec-23
8 BAYLON STREET BENTLEIGH VIC 3204	\$1,225,000	07-Oct-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: 19 March 2024

**4/3 ELIZABETH STREET
BENTLEIGH EAST VIC 3165**3  2  1 Sold Price ^{RS} **\$1,165,000** Sold Date **10-Feb-24**Distance **0.56km****814B CENTRE ROAD BENTLEIGH
EAST VIC 3165**4  2  2 Sold Price **\$1,250,000** Sold Date **12-Dec-23**Distance **0.96km****8 BAYLON STREET BENTLEIGH VIC
3204**3  2  1 Sold Price **\$1,225,000** Sold Date **07-Oct-23**Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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