

## 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

40 NORVILLE STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,427,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Oct 2022

to

30 Sep 2023

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

7 HIGHVIEW ROAD BENTLEIGH EAST VIC 3165	\$1,542,000	09-Sep-23
8 LEO STREET BENTLEIGH EAST VIC 3165	\$1,580,800	21-Jun-23
79 VICTOR ROAD BENTLEIGH EAST VIC 3165	\$1,540,000	17-Jun-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: 23 October 2023



## 7 HIGHVIEW ROAD BENTLEIGH EAST VIC 3165

4 3 6

Sold Price <sup>RS</sup> **\$1,542,000** Sold Date **09-Sep-23**

Distance **0.3km**



## 8 LEO STREET BENTLEIGH EAST VIC 3165

4 2 2

Sold Price **\$1,580,800** Sold Date **21-Jun-23**

Distance **0.61km**



## 79 VICTOR ROAD BENTLEIGH EAST VIC 3165

7 3 4

Sold Price **\$1,540,000** Sold Date **17-Jun-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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