

STATEMENT OF INFORMATION

40B MCGUINNESS ROAD, BENTLEIGH EAST, VIC 3165

PREPARED BY REALCO, 88 CAMBRIDGE STREET COLLINGWOOD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40B MCGUINNESS ROAD, BENTLEIGH

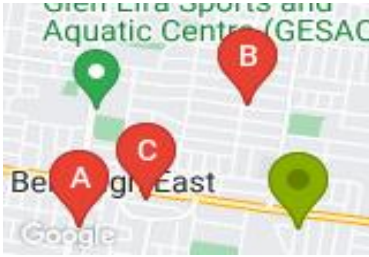
 4  3  2

Indicative Selling Price

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

Price Range: **\$1,360,000 to \$1,490,000**

MEDIAN SALE PRICE



BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

\$1,430,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



120B EAST BOUNDARY RD, BENTLEIGH EAST,

 4  3  1

Sale Price

\$1,412,500

Sale Date: 07/10/2023

Distance from Property: 1.4km



73A CASTLEWOOD ST, BENTLEIGH EAST, VIC

 4  2  1

Sale Price

\$1,390,000

Sale Date: 29/08/2023

Distance from Property: 951m



19B NORTHAM RD, BENTLEIGH EAST, VIC

 4  2  1

Sale Price

\$1,433,000

Sale Date: 26/08/2023

Distance from Property: 1km



This report has been compiled on 26/01/2024 by Realco. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40B MCGUINNESS ROAD, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Price Range: \$1,360,000 to \$1,490,000


Median sale price

Median price: \$1,430,000

Property type: House

Suburb: BENTLEIGH EAST

Period: 01 January 2023 to 31 December 2023

Source: 

Comparable property sales

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

120B EAST BOUNDARY RD, BENTLEIGH EAST, VIC 3165	\$1,412,500	07/10/2023
73A CASTLEWOOD ST, BENTLEIGH EAST, VIC 3165	\$1,390,000	29/08/2023
19B NORTHAM RD, BENTLEIGH EAST, VIC 3165	\$1,433,000	26/08/2023

This Statement of Information was prepared on: 26/01/2024