

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

41 VICTOR ROAD 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

\$1,260,000

&

\$1,340,000

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

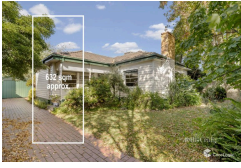
Date of sale

| | | |
|--|-------------|-----------|
| 10 VICTOR ROAD BENTLEIGH EAST VIC 3165 | \$1,255,000 | 25-May-23 |
| 17 BEGG STREET BENTLEIGH EAST VIC 3165 | \$1,400,000 | 06-May-23 |
| 85 VICTOR ROAD BENTLEIGH EAST VIC 3165 | \$1,412,000 | 21-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: 30 October 2023



10 VICTOR ROAD BENTLEIGH EAST Sold Price **\$1,255,000** Sold Date **25-May-23**
VIC 3165

 3  1  3

Distance **0.34km**



17 BEGG STREET BENTLEIGH EAST Sold Price **\$1,400,000** Sold Date **06-May-23**
VIC 3165

 3  1  2

Distance **0.85km**



85 VICTOR ROAD BENTLEIGH EAST Sold Price ^{RS} **\$1,412,000** Sold Date **21-Oct-23**
VIC 3165

 5  2  2

Distance **0.36km**



5 HODGSON GROVE BENTLEIGH EAST Sold Price **\$1,450,000** Sold Date **11-May-23**
VIC 3165

 3  1  2

Distance **0.44km**



6 JANE STREET BENTLEIGH EAST Sold Price ^{RS} **\$1,405,000** Sold Date **15-Oct-23**
VIC 3165

 3  1  3

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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