

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

45 Vasey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,405,125

Property Type House

Suburb Bentleigh East

Period - From 01/10/2023

to 31/12/2023

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	10 Brosnan Rd BENTLEIGH EAST 3165	\$1,300,000	04/12/2023
2	79 Chapel Rd MOORABBIN 3189	\$1,230,000	24/02/2024
3	12 Greenview Ct BENTLEIGH EAST 3165	\$1,200,000	20/12/2023

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:

19/03/2024 16:10



 3  1  3

Property Type: House

Land Size: 622 sqm approx

[Agent Comments](#)

Comparable Properties

10 Brosnan Rd BENTLEIGH EAST 3165 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,300,000

Method: Sale

Date: 04/12/2023

Property Type: House (Res)

Land Size: 625 sqm approx



79 Chapel Rd MOORABBIN 3189 (REI)

[Agent Comments](#)

 3  1  3

Price: \$1,230,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



12 Greenview Ct BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 3  1  3

Price: \$1,200,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 594 sqm approx