

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 6 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

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	759 South Rd BENTLEIGH EAST 3165	\$1,130,000	08/10/2023
2	764 Centre Rd BENTLEIGH EAST 3165	\$1,120,000	11/11/2023
3	6 Opal Ct BENTLEIGH EAST 3165	\$1,100,000	09/12/2023

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: 30/01/2024 11:43



Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

December quarter 2023: \$1,405,125

Comparable Properties



**759 South Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 08/10/2023

Property Type: House (Res)

Land Size: 638 sqm approx



**764 Centre Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 585 sqm approx



6 Opal Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 09/12/2023

Property Type: House (Res)

Land Size: 570 sqm approx

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