

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 Opal Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,456,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2023 to 30/09/2023 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	2 Leo St BENTLEIGH EAST 3165	\$1,080,000	22/07/2023
2	921 Centre Rd BENTLEIGH EAST 3165	\$1,060,000	25/09/2023
3	1028 North Rd BENTLEIGH EAST 3165	\$1,050,000	15/05/2023

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: 14/11/2023 10:28



Property Type: House

Agent Comments

Comparable Properties



2 Leo St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 607 sqm approx



921 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 25/09/2023

Property Type: House

Land Size: 582 sqm approx



**1028 North Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 15/05/2023

Property Type: House

Land Size: 604 sqm approx