

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

7 HIGHVIEW 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,437,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Aug 2022

to

31 Jul 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

6 ALMURTA ROAD BENTLEIGH EAST VIC 3165	\$1,880,500	07-May-23
8 LEO STREET BENTLEIGH EAST VIC 3165	\$1,580,800	21-Jun-23
24 PASADENA CRESCENT BENTLEIGH EAST VIC 3165	\$1,580,000	08-Mar-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: 08 August 2023



6 ALMURTA ROAD BENTLEIGH EAST VIC 3165

4 3 3

Sold Price ^{RS} **\$1,880,500** Sold Date **07-May-23**

Distance **0.31km**



8 LEO STREET BENTLEIGH EAST VIC 3165

4 2 2

Sold Price ^{RS} **\$1,580,800** Sold Date **21-Jun-23**

Distance **0.38km**



24 PASADENA CRESCENT BENTLEIGH EAST VIC 3165

4 2 3

Sold Price **\$1,580,000** Sold Date **08-Mar-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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