

# 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 80 East Boundary Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,420,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2023 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	2 Leo St BENTLEIGH EAST 3165	\$1,080,000	22/07/2023
2	52 Tucker Rd BENTLEIGH 3204	\$1,075,000	07/10/2023
3	921 Centre Rd BENTLEIGH EAST 3165	\$1,060,000	25/09/2023

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: 17/01/2024 08:59



3   -  

**Property Type:** House (Res)

**Land Size:** 598 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending December 2023: \$1,420,000

## Comparable Properties



**2 Leo St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**52 Tucker Rd BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House



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

[Agent Comments](#)

3   1   2

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 25/09/2023

**Property Type:** House

**Land Size:** 582 sqm approx

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480