

Tara Ferrier 0409 939 155 tferrier@hodges.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	32 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$990,500	Hou	se X	Unit		S	Suburb	Bentleigh East
Period - From	01/01/2019	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	53 Elizabeth St BENTLEIGH EAST 3165	\$1,250,000	06/07/2019
2	71 Bignell Rd BENTLEIGH EAST 3165	\$1,200,000	29/06/2019
3	17 Bellevue Rd BENTLEIGH EAST 3165	\$1,150,000	29/04/2019

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.

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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** March guarter 2019: \$990,500



Rooms:

Property Type: House Land Size: 1024 sqm approx

Agent Comments

Comparable Properties



53 Elizabeth St BENTLEIGH EAST 3165 (REI)

4 3

Price: \$1,250,000 Method: Auction Sale Date: 06/07/2019

Rooms: -

Property Type: House (Res) Land Size: 631 sqm approx









Price: \$1,200,000 Method: Auction Sale Date: 29/06/2019

Rooms: -

Property Type: House (Res)









Price: \$1,150,000 Method: Private Sale

Date: 29/04/2019 Rooms: 6

Property Type: House (Res) Land Size: 738 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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