

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 32 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$990,500 House X Unit 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.

	Address 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.



3 1 3

Rooms:
Property Type: House
Land Size: 1024 sqm approx
Agent Comments

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

Comparable Properties



53 Elizabeth St BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

3 1 3

Price: \$1,250,000
Method: Auction Sale
Date: 06/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 631 sqm approx



71 Bignell Rd BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)



17 Bellevue Rd BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

4 2 4

Price: \$1,150,000
Method: Private Sale
Date: 29/04/2019
Rooms: 6
Property Type: House (Res)
Land Size: 738 sqm approx