

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 \$1,070,500 Property Type House Suburb Bentleigh East

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

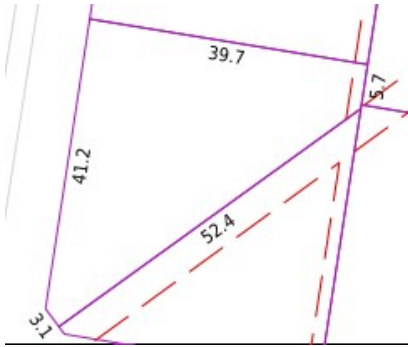
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	100 Tucker Rd BENTLEIGH 3204	\$1,250,000	10/08/2019
2	29 Gavin St MOORABBIN 3189	\$1,120,000	31/08/2019
3	7 Colin St BENTLEIGH EAST 3165	\$1,100,000	05/07/2019

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.~~

This Statement of Information was prepared on: 18/09/2019 17:17



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

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2019: \$1,070,500

Comparable Properties



100 Tucker Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 680 sqm approx



29 Gavin St MOORABBIN 3189 (REI)

[Agent Comments](#)

5 2 3

Price: \$1,120,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 587 sqm approx



7 Colin St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

3 1 -

Price: \$1,100,000
Method: Private Sale
Date: 05/07/2019
Property Type: House (Res)
Land Size: 655 sqm approx