

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

2/633 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$849,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2019

to

31/12/2019

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	1/14 May St BENTLEIGH EAST 3165	\$872,000	29/02/2020
2	9a Pell St BENTLEIGH EAST 3165	\$850,000	03/12/2019
3	1/45 East Boundary Rd BENTLEIGH EAST 3165	\$842,000	13/11/2019

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:

25/03/2020 11:01



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$849,000
Median Unit Price
December quarter 2019: \$1,100,000

Comparable Properties



1/14 May St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$872,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 260 sqm approx



9a Pell St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 03/12/2019
Property Type: Unit
Land Size: 230 sqm approx



1/45 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$842,000
Method: Sold Before Auction
Date: 13/11/2019
Property Type: Villa