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 May Street Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,500,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,377,500	Property type	House	Suburb	Bentleigh East
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 6 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
5 Quinns Road Bentleigh East VIC 3165	$1,550,000	29-Jun-21
15 Gray Street Bentleigh East VIC 3165	$1,550,000	26-Aug-21
18 Box Court Bentleigh East VIC 3165	$1,545,000	13-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 18 October 2021

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5 Quinns Road Bentleigh East VIC 3165

3 1 2

Sold Price RS **$1,550,000** UN
Sold Date **29-Jun-21**
Distance **0.77km**



15 Gray Street Bentleigh East VIC 3165

4 2 2

Sold Price RS **$1,550,000**
Sold Date **26-Aug-21**
Distance **0.38km**



18 Box Court Bentleigh East VIC 3165

3 1 3

Sold Price RS **$1,545,000** UN
Sold Date **13-Sep-21**
Distance **0.35km**



1A Joy Street Bentleigh East VIC 3165

5 - -

Sold Price **$1,580,000**
Sold Date **06-Jul-21**
Distance **0.31km**



9 Evelyn Street Bentleigh VIC 3204

3 2 4

Sold Price RS **$1,500,000**
Sold Date **25-Aug-21**
Distance **0.29km**



30 Catherine Road Bentleigh East VIC 3165

4 2 2

Sold Price RS **$1,568,000** UN
Sold Date **27-Aug-21**
Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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