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	66A BELLEVUE ROAD 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	$1,435,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Apr 2022	to	31 Mar 2023	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
66B BELLEVUE ROAD BENTLEIGH EAST VIC 3165	$1,442,500	11-Mar-23
10 ORLOFF STREET BENTLEIGH EAST VIC 3165	$1,380,000	28-Dec-22
48A DENVER STREET BENTLEIGH EAST VIC 3165	$1,410,000	15-Feb-23

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: 11 April 2023

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66B BELLEVUE ROAD BENTLEIGH EAST VIC 3165

4 3 2

Sold Price RS $1,442,500 Sold Date 11-Mar-23

Distance 0.01km

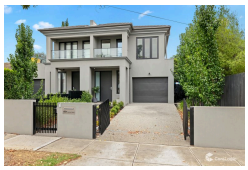


10 ORLOFF STREET BENTLEIGH EAST VIC 3165

3 2 2

Sold Price $1,380,000 Sold Date 28-Dec-22

Distance 0.12km



48A DENVER STREET BENTLEIGH EAST VIC 3165

4 3 2

Sold Price $1,410,000 Sold Date 15-Feb-23

Distance 0.27km

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

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