

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

2/25 BIRDWOOD 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jun 2023

to

31 May 2024

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

4/312 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167

\$580,000

27-Apr-24

3/689 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

\$612,000

17-May-24

5/10 ARGYLE STREET BENTLEIGH EAST VIC 3165

\$664,000

23-Mar-24

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 June 2024



4/312 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167

 2  1  1

Sold Price

^{RS}

\$580,000

Sold Date

27-Apr-24

Distance

0.96km



3/689 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

 2  1  2

Sold Price

^{RS}

\$612,000

^{UN}

Sold Date

17-May-24

Distance

1.07km



5/10 ARGYLE STREET BENTLEIGH EAST VIC 3165

 2  1  1

Sold Price

\$664,000

Sold Date

23-Mar-24

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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