

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
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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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