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	10 Corolla Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,196,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2024 to 31/12/2024 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	1a Brailsford Rd BENTLEIGH 3204	$1,155,000	23/11/2024
2	2/8 Wilma St BENTLEIGH 3204	$1,180,000	12/10/2024
3	45 Dega Av BENTLEIGH EAST 3165	$1,006,000	21/09/2024

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: 26/02/2025 10:33

10 Corolla Avenue, Bentleigh East Vic 3165



3 1

Rooms: 5
Property Type: Unit
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median Unit Price
December quarter 2024: $1,196,000

Comparable Properties



1a Brailsford Rd BENTLEIGH 3204 (REI/VG)

2 2 2

Price: $1,155,000
Method: Sold Before Auction
Date: 23/11/2024
Property Type: Unit
Land Size: 265 sqm approx

Agent Comments



2/8 Wilma St BENTLEIGH 3204 (REI/VG)

3 1 1

Price: $1,180,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 318 sqm approx

Agent Comments



45 Dega Av BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,006,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)
Land Size: 725 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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