

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

34 Victor 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

\$1,170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,041,250

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2020

to

31 Oct 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

2/40 Vasey Street Bentleigh East VIC 3165	\$1,269,000	04-Oct-21
129A Tambet Street Bentleigh East VIC 3165	\$1,190,000	14-Aug-21
2/10 Latham Street Bentleigh East VIC 3165	\$1,177,500	17-Jul-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: 22 November 2021

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**2/40 Vasey Street Bentleigh East
VIC 3165**

Sold Price ^{RS} **\$1,269,000** Sold Date **04-Oct-21**

3 2 2

Distance **1.73km**



**129A Tambet Street Bentleigh East
VIC 3165**

Sold Price **\$1,190,000** Sold Date **14-Aug-21**

3 2 2

Distance **1.86km**



**2/10 Latham Street Bentleigh East
VIC 3165**

Sold Price **\$1,177,500** Sold Date **17-Jul-21**

3 2 1

Distance **1.63km**

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

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