

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

329 EAST BOUNDARY 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

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2021

to

28 Feb 2022

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

398 MCKINNON ROAD BENTLEIGH EAST VIC 3165	\$1,660,000	20-Nov-21
30 SHREWSBURY STREET BENTLEIGH EAST VIC 3165	\$1,737,000	27-Nov-21
19 DROMANA AVENUE BENTLEIGH EAST VIC 3165	\$1,780,000	07-Jan-22

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 March 2022



398 MCKINNON ROAD BENTLEIGH EAST VIC 3165

Sold Price

^{RS} **\$1,660,000**

Sold Date

20-Nov-21

3 1 2

Distance

0.66km



30 SHREWSBURY STREET BENTLEIGH EAST VIC 3165

Sold Price

\$1,737,000

Sold Date

27-Nov-21

3 1 1

Distance

0.56km



19 DROMANA AVENUE BENTLEIGH EAST VIC 3165

Sold Price

\$1,780,000

Sold Date

07-Jan-22

3 1 2

Distance

0.55km



17 BAYVIEW STREET BENTLEIGH EAST VIC 3165

Sold Price

^{RS} **\$1,976,000**

Sold Date

27-Feb-22

5 3 1

Distance

0.21km



26 GLADWYN AVENUE BENTLEIGH EAST VIC 3165

Sold Price

^{RS} **\$1,830,000** ^{UN}

Sold Date

23-Feb-22

4 1 1

Distance

0.38km



45 MOLDEN STREET BENTLEIGH EAST VIC 3165

Sold Price

^{RS} **\$2,200,000**

Sold Date

19-Feb-22

3 2 1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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**5 CURTIN STREET BENTLEIGH
EAST VIC 3165**

3 1 4

Sold Price **\$1,750,000** Sold Date **02-Dec-21**

Distance **0.64km**



**13 ANDERSON AVENUE
BENTLEIGH EAST VIC 3165**

3 2 4

Sold Price **\$1,960,000** Sold Date **03-Dec-21**

Distance **0.41km**



**295 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

3 1 2

Sold Price **\$1,940,000** Sold Date **13-Oct-21**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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