

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

2/8 Daphne 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

Other

Suburb

Bentleigh East

Period-from

01 Nov 2019

to

31 Oct 2020

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

4/46 Hill Street Bentleigh East VIC 3165	\$744,000	30-May-20
2/22 Bent Street Bentleigh VIC 3204	\$770,000	08-Sep-20
8A York Street Bentleigh East VIC 3165	\$805,000	26-Jun-20

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: 19 November 2020



4/46 Hill Street Bentleigh East VIC 3165

 2  2  1

Sold Price

\$744,000

Sold Date **30-May-20**

Distance

0.53km



2/22 Bent Street Bentleigh VIC 3204

 3  2  2

Sold Price

\$770,000

Sold Date **08-Sep-20**

Distance

1.8km



8A York Street Bentleigh East VIC 3165

 3  1  1

Sold Price

\$805,000

Sold Date **26-Jun-20**

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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