

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

2/19 Haigh 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

\$760,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,377,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Oct 2020

to

30 Sep 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

2/622 Warrigal Road Oakleigh South VIC 3167	\$715,500	09-Jul-21
1007A Centre Road Bentleigh East VIC 3165	\$800,000	26-May-21
1/677 Warrigal Road Bentleigh East VIC 3165	\$818,000	27-May-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 October 2021



**2/622 Warrigal Road Oakleigh
South VIC 3167**

 2  1  2

Sold Price **\$715,500** Sold Date **09-Jul-21**

Distance **0.16km**



**1007A Centre Road Bentleigh East
VIC 3165**

 2  2  1

Sold Price **\$800,000** Sold Date **26-May-21**

Distance **0.56km**



**1/677 Warrigal Road Bentleigh East
VIC 3165**

 3  1  2

Sold Price **\$818,000** Sold Date **27-May-21**

Distance **0.91km**

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

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