

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

49 Orange 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

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,235,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2020

to

28 Feb 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

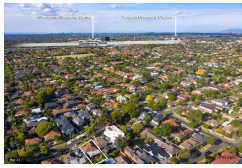
Date of sale

44 Dalny Road Murrumbeena VIC 3163	\$1,454,000	15-Mar-21
21 Leonie Avenue Bentleigh East VIC 3165	\$1,360,000	13-Mar-21
28 Parkmore Road Bentleigh East VIC 3165	\$1,382,000	10-Feb-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: 23 March 2021


44 Dalny Road Murrumbidgee VIC 3163
 2  1  2

Sold Price ^{RS} **\$1,454,000** ^{UN} Sold Date **15-Mar-21**

Distance **1.86km**

21 Leonie Avenue Bentleigh East VIC 3165
 3  1  1

Sold Price ^{RS} **\$1,360,000** Sold Date **13-Mar-21**

Distance **1.43km**

28 Parkmore Road Bentleigh East VIC 3165
 2  1  2

Sold Price ^{RS} **\$1,382,000** Sold Date **10-Feb-21**

Distance **1.32km**
RS = Recent sale

UN = Undisclosed Sale

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