

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

4/8 Argyle 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 May 2020

to

30 Apr 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

4/646 Warrigal Road Oakleigh South VIC 3167	\$665,000	13-Apr-21
1/32 Poath Road Hughesdale VIC 3166	\$691,000	27-Mar-21
9/37 Murray Road Ormond VIC 3204	\$658,000	16-Mar-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: 17 May 2021



4/646 Warrigal Road Oakleigh South VIC 3167

 2  1  1

Sold Price

^{RS} **\$665,000**

Sold Date

13-Apr-21

Distance

2km



1/32 Poath Road Hughesdale VIC 3166

 2  1  1

Sold Price

\$691,000

Sold Date

27-Mar-21

Distance

2.34km



9/37 Murray Road Ormond VIC 3204

 2  1  1

Sold Price

\$658,000

Sold Date

16-Mar-21

Distance

3.51km

RS = Recent sale

UN = Undisclosed Sale

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