

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

2/23 YARALLA 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,162,750

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/5 CONNIE STREET BENTLEIGH EAST VIC 3165	\$1,085,000	13-Jun-24
1/12 DELIA STREET OAKLEIGH SOUTH VIC 3167	\$1,090,000	31-Jul-24
2/22 BLAMEY STREET BENTLEIGH EAST VIC 3165	\$1,010,000	10-Aug-24

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: 12 August 2024

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**1/5 CONNIE STREET BENTLEIGH
EAST VIC 3165**

 3  2  2

Sold Price ^{RS} **\$1,085,000** Sold Date **13-Jun-24**

Distance **0.39km**



**1/12 DELIA STREET OAKLEIGH
SOUTH VIC 3167**

 3  2  1

Sold Price ^{RS} **\$1,090,000** Sold Date **31-Jul-24**

Distance **0.52km**



**2/22 BLAMEY STREET BENTLEIGH
EAST VIC 3165**

 3  1  1

Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **10-Aug-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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