

## 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

18A Neil Court Bentleigh East VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,217,500

Property type

Other

Suburb

Bentleigh East

Period-from

01 Jul 2019

to

30 Jun 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

2B Mervin Street Bentleigh East VIC 3165	\$1,075,000	30-Mar-20
1/3 Moor Street Bentleigh East VIC 3165	\$1,150,000	14-Mar-20
14A Boronia Street Bentleigh East VIC 3165	\$1,168,000	29-Feb-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: 01 July 2020



**2B Mervin Street Bentleigh East VIC 3165** Sold Price **\$1,075,000** Sold Date **30-Mar-20**

 3  2  2

Distance **1.61km**



**1/3 Moor Street Bentleigh East VIC 3165** Sold Price **\$1,150,000** Sold Date **14-Mar-20**

 3  2  2

Distance **1.86km**



**14A Boronia Street Bentleigh East VIC 3165** Sold Price **\$1,168,000** Sold Date **29-Feb-20**

 4  2  1

Distance **2.54km**

RS = Recent sale      UN = Undisclosed Sale

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