

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

29A McArthur Street Bentleigh VIC 3204

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

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

Other

Suburb

Bentleigh

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

20A Fiddes Street Moorabbin VIC 3189	\$1,400,000	13-Jun-21
10A Fairbank Road Bentleigh VIC 3204	\$1,432,000	24-Apr-21
39A McArthur Street Bentleigh VIC 3204	\$1,540,000	20-Apr-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: 18 October 2021



20A Fiddes Street Moorabbin VIC 3189

Sold Price

\$1,400,000

Sold Date

13-Jun-21

 4  3  3

Distance

2km



10A Fairbank Road Bentleigh VIC 3204

Sold Price

\$1,432,000

Sold Date

24-Apr-21

 3  2  2

Distance

1.15km



39A McArthur Street Bentleigh VIC 3204

Sold Price

\$1,540,000

Sold Date

20-Apr-21

 4  2  2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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