

## 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

376 CHESTERVILLE ROAD 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

\$1,270,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,437,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Aug 2022

to

31 Jul 2023

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

8 LEO STREET BENTLEIGH EAST VIC 3165	\$1,580,800	21-Jun-23
133 BRADY ROAD BENTLEIGH EAST VIC 3165	\$1,750,000	01-Jul-23
11 DELMA STREET BENTLEIGH EAST VIC 3165	\$1,531,000	27-May-23

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: 16 August 2023


**8 LEO STREET BENTLEIGH EAST  
VIC 3165**

4 2 2

 Sold Price <sup>RS</sup> **\$1,580,800** Sold Date **21-Jun-23**

 Distance **0.46km**

**133 BRADY ROAD BENTLEIGH  
EAST VIC 3165**

4 3 4

 Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **01-Jul-23**

 Distance **0.74km**

**11 DELMA STREET BENTLEIGH  
EAST VIC 3165**

4 1 2

 Sold Price <sup>RS</sup> **\$1,531,000** <sup>UN</sup> Sold Date **27-May-23**

 Distance **1km**

**2 GRAY STREET BENTLEIGH EAST  
VIC 3165**

3 2 3

 Sold Price **\$1,744,000** Sold Date **17-Jun-23**

 Distance **1.28km**

**140 ROWANS ROAD MOORABBIN  
VIC 3189**

4 2 2

 Sold Price <sup>RS</sup> **\$1,615,000** Sold Date **15-Jul-23**

 Distance **1.29km**

**6 SHEFFIELD STREET BENTLEIGH  
EAST VIC 3165**

4 3 2

 Sold Price <sup>RS</sup> **\$1,720,000** Sold Date **05-Aug-23**

 Distance **1.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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