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 Sandra Grove 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\$1,310,000or range between&

Median sale price

(*Delete house or unit as applicable)

Median Price	\$742,000	Prop	erty type	ype Unit		Suburb	Bentleigh	
Period-from	01 Nov 2019	to	31 Oct 2	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	
6B Glenmer Street Bentleigh VIC 3204	\$1,350,000	28-Jul-20	
3B Renown Street Bentleigh VIC 3204	\$1,300,000	06-Jun-20	
1/2 Amiriya Street Bentleigh East VIC 3165	\$1,260,000	02-Aug-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: 28 November 2020



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	6B Glenmer Street Bentleigh VIC 3204	Sold Price	\$1,350,000	Sold Date Distance	28-Jul-20 0.13km
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	1/2 Amiriya Street Bentleigh East	Sold Price ^{RS} \$	1,260,000 ^{un}	Sold Date	02-Aug-20



1/2 Amiriya Street Bentleigh East VIC 3165			t Sold Price	^{RS} \$1,260,000 ^{UN}	Sold Date 0	2-Aug-20
酉 4	3	G 3			Distance	1.38km

RS = Recent sale UN = Undisclosed Sale

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