

# 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 490 Andersons Inlet Road, Bena, VIC 3946

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$899,000

### Median sale price

Median price NA Property Type House Suburb Bena (3946)

Period - From 01/10/2022 to 30/09/2023 Source pricefinder

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
125 HENRYS LANE, KORUMBURRA VIC 3950	\$910,000	24/10/2023
645 BENA-KONGWAK ROAD, BENA VIC 3946	\$1,060,000	31/10/2023
185 KORUMBURRA-BENA ROAD, KORUMBURRA VIC 3950	\$960,000	30/11/2023

This Statement of Information was prepared on: 05/12/2023