## Statement of Information

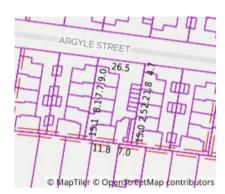
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

											,	
Propert	ty offer	ed for s	sale									
Address Including suburb and postcode			3/12 Argyle Street, Bentleigh East Vic 3165									
ndicative selling price												
For the r	meaning	of this p	orice see	con	sumer.vic.go	ov.au/ı	underquo	ting				
Range between \$550,0			000		&		\$600,000					
Median sale price												
Media	an price	\$1,248,	000	Pro	operty Type	Unit			Suburb	Bentleigh Ea	ast	
Period	- From	05/08/2	023	to	04/08/2024	4	Sc	ource	REIV			
Compa	rable p	roperty	sales	(*De	lete A or B	B belo	w as ap	plica	ble)			
Address of comparable property									P	rice	Date of sale	
1												
2												
3												
OR												
B*										wer than thre he last six mo	e comparable onths.	
	This Statement of Information was prepared on:								on:	05/08/2024 14:55		









Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 05/08/2023 - 04/08/2024: \$1,248,000

## Comparable Properties

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 six months.

**Account** - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



