Statement of Information

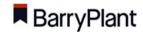
Property offered for sale

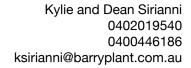
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including	Address suburb and postcode	5/176 East	Boundary Ro	ad, Bentleig	h East Vi	ic 3165			
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$800,000									
Median sale price									
Median p	rice \$1,410,0)00 F	Property Type	Townhouse	•	Suburb	Bentleigh Ea	ast	
Period - From 04/10/2021 to 03/10/2022 Source REIV						REIV	l		
Comparable property sales (*Delete A or B below as applicable)									
mo	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							ice	Date of sale	
1									
2									
3									
OR									
	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.								
This Statement of Information was prepared on:								200 10:27	







Indicative Selling Price \$800,000 Median Townhouse Price

04/10/2021 - 03/10/2022: \$1,410,000





Agent Comments

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 - Barry Plant | P: 03 9586 0500



