

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/463 South Rd,  
BENTLEIGH 3204**

### Indicative selling price

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

**Single price \$340,000**

### Median sale price

Median **Unit** for **BENT LEIGH** for period **Apr 2017 - Jun 2017**

Sourced from **Propertydata**.

**\$835,000**

### Comparable property sales

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 the most comparable to the property for sale.

**302/285-305 Centre Rd,  
BENTLEIGH 3204**

**Price \$388,000** Sold 06 July 2017

**3/50 Robert St,  
BENTLEIGH 3204**

**Price \$380,000** Sold 26 May 2017

**6/76 Robert St,  
BENTLEIGH 3204**

**Price \$345,000** Sold 06 August 2017

This Statement of Information was prepared on 16th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Propertydata.

Unit

1 beds


1 baths

1 parking


### Ray White Moorabbin

10 Station Street,  
Moorabbin VIC 3189

### Contact agents

 **Steven Mok**  
Ray White

0431 211 089  
[steven.mok@raywhite.com](mailto:steven.mok@raywhite.com)

 **Timothy Lynch**  
Ray White

0418 351 441  
[tim.lynch@raywhite.com](mailto:tim.lynch@raywhite.com)

**RayWhite**