

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

101/12-14 Quinns Road, Bentleigh East, VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$599,000

or range between

&

Median sale price

Median price \$1,397,500

Property type House

Suburb BENTLEIGH EAST

Period - From 16/06/2021

to

13/12/2021

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	104/14 Laurel Street Bentleigh East Vic 3165	\$575,000	2021-10-30
2	101/1a Vivien Street Bentleigh East Vic 3165	\$562,000	2021-08-12
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This Statement of Information was prepared on: 13/12/2021