

# 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 24a Kurrajong Street, Bentleigh East VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

~~Single price~~ or range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,270,500 Property type Unit Suburb Bentleigh East

Period - From 01 Apr 2021 to 31 Mar 2022 Source Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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
24B GOODRICH STREET BENTLEIGH EAST VIC 3165	\$1,249,000	06-Dec-21
168 BIGNELL ROAD BENTLEIGH EAST VIC 3165	\$1,375,000	23-Apr-22

OR

**B\*** 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: 2nd June 2022