

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 Samuel Court Bentleigh East, 3165
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Indicative selling price

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

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$1,390,000	Property Type	HOUSE	Suburb	BENTLEIGH EAST
Period - From	01-Oct-2022	to	31-Dec-2022	Source	PDOL

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Norville Street, Bentleigh East	\$1,250,000	24-Jan-2023
2	18 Gladesville Drive, Bentleigh East	\$1,115,000	28-Jan-2023
3	4 Catherine Road, Bentleigh East	\$1,265,000	10-Dec-2022

This statement of information was prepared on 23-Feb-2023 at 1:11:52 PM EST