

## 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

2/45 South Avenue Bentleigh VIC 3204

### 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Oct 2020

to

30 Sep 2021

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 6 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

23B Jasper Road Bentleigh VIC 3204	\$1,075,000	20-Jun-21
4/2A Brailsford Road Bentleigh VIC 3204	\$1,075,000	20-Jun-21
2/15A Burt Crescent Hampton East VIC 3188	\$1,060,000	17-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 20 October 2021

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**23B Jasper Road Bentleigh VIC 3204**

3 2 2

Sold Price

**\$1,075,000**

Sold Date

**20-Jun-21**

Distance

**0.5km**

**4/2A Brailsford Road Bentleigh VIC 3204**

3 2 2

Sold Price

Sold Date

**20-Jun-21**

Distance

**0.5km**

**2/15A Burt Crescent Hampton East VIC 3188**

3 3 2

Sold Price

**\$1,060,000**

Sold Date

**17-Jul-21**

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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