

# 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 64 Denver 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)

Single price \$1,295,000 or range between &

### Median sale price

Median price \$1,510,000 Property type House Suburb BENTLEIGH EAST  
Period - From 09/07/2021 to 09/07/2022 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	1 Neil Court Bentleigh East Vic 3165	\$1,288,500	2022-05-07
2			
3			

This Statement of Information was prepared on: 09/07/2022