## 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

7a Delma Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,650,000				
Median sale pr	rice								
Median price	\$1,395,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East	
Period - From	22/11/2021	to	21/11/2022		So	ource	REIV		

### 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.

Ado	dress of comparable property	Price	Date of sale
1	4A Colin St BENTLEIGH EAST 3165	\$1,680,000	13/10/2022
2	19b Hinkler Av BENTLEIGH EAST 3165	\$1,625,000	28/06/2022
3	9b Fromer St BENTLEIGH 3204	\$1,600,000	11/07/2022

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.

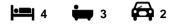
This Statement of Information was prepared on:

22/11/2022 10:12



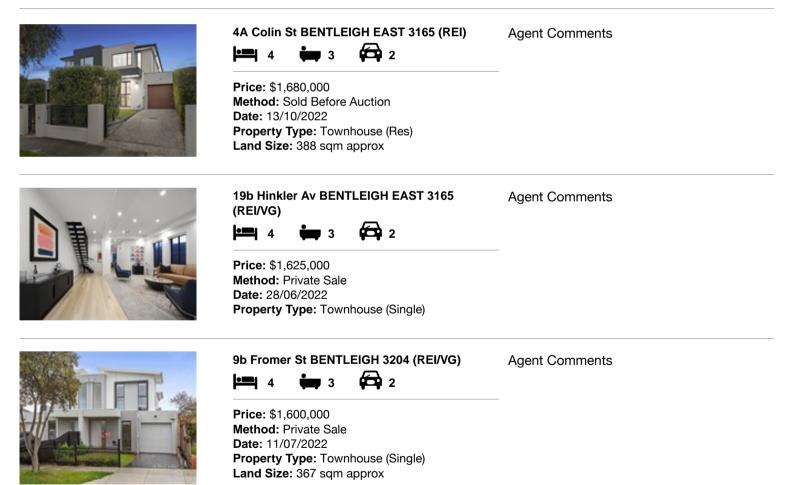






**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median Townhouse Price 22/11/2021 - 21/11/2022: \$1,395,000

# **Comparable Properties**



#### Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



propertydata

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