

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 22 HIGGINS ROAD, BENTLEIGH VIC 3204

Indicative selling price

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

Single price: \$1,195,000

Median sale price

Median price \$1,312,000 Property type House Suburb BENTLEIGH VIC 3204
Period - From 01/06/2019 to 01/06/2020 Source www.realestate.com.au

Comparable property sales

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
1. 147 Patterson Road, Bentleigh Vic 3204	\$1,210,000	21/03/2020
2. 9 Bendigo Avenue, Bentleigh Vic 3204	\$1,225,000	07/04/2020
3. 16 Hobart Street, Bentleigh Vic 3204	\$1,250,000	19/05/2020

This Statement of Information was prepared on: 22/06/2020