

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 102/1A Vivien Street, Bentleigh East, VIC 3165

Indicative selling price

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

Price Range

\$500,000

&

\$550,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Bentleigh East (3165)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

Comparable property sales

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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
2/625 CENTRE ROAD, BENTLEIGH EAST VIC 3165	\$521,000	23/03/2023
2/13 BAKER STREET, MOORABBIN VIC 3189	\$530,000	06/05/2023
2/7 SCANLAN STREET, BENTLEIGH EAST VIC 3165	\$530,000	16/04/2023

This Statement of Information was prepared on: 23/08/2023