## Statement of Information

## Single residential property located in the Melbourne metropolitan area

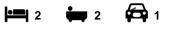
## Section 47AF of the Estate Agents Act 1980

											,	
Property offe	red for s	sale										
Address Including suburb and postcode			Quinr	ns Road, Be	entleigl	h East Vio	3165	5				
ndicative selling price												
For the meaning	g of this p	orice see o	cons	sumer.vic.g	ov.au/ι	underquo	ting					
Range between \$610,000				&	\$620,000							
Median sale բ	orice											
Median price	edian price \$1,085,000 F			perty Type	Unit			Subur	b E	Bentleigh Ea	ıst	
Period - From	riod - From 01/04/2024 to			30/06/2024	4	So	ource	REIV				_
Comparable <sub>l</sub>	property	sales (*	*Del	lete A or E	B belo	w as ap	plica	ble)				
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									Pri	ce	Date of sale	
1												
2												
3												
OR								•				
				epresentativ vo kilometre							e comparable onths.	
	This Statement of Information was prepared on:								01/10/2024 13:21			









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$610,000 - \$620,000 Median Unit Price June quarter 2024: \$1,085,000

## Comparable Properties

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.

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