

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

6 ALMURTA ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,620,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Bentleigh East

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

24 NORTHAM ROAD BENTLEIGH EAST VIC 3165	\$1,717,500	04-Mar-23
20 PATRICIA STREET BENTLEIGH EAST VIC 3165	\$1,686,000	18-Mar-23

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 6 months.

This Statement of Information was prepared on: 05 May 2023



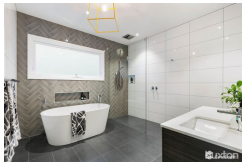
24 NORTHAM ROAD BENTLEIGH EAST VIC 3165

 4  3  4

Sold Price

^{RS} **\$1,717,500** Sold Date **04-Mar-23**

Distance **0.43km**



20 PATRICIA STREET BENTLEIGH EAST VIC 3165

 4  2  2

Sold Price

^{RS} **\$1,686,000** Sold Date **18-Mar-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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