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	9B Fromer Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,625,000

Median sale price

Median price	\$800,000	Pro	perty Type	Unit		Suburb	Bentleigh
Period - From	01/01/2022	to	31/03/2022		Source	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6a Glenmer St BENTLEIGH 3204	\$1,688,000	15/02/2022
2	11b Riddle St BENTLEIGH 3204	\$1,615,000	12/05/2022
3	25c Bendigo Av BENTLEIGH 3204	\$1,500,000	30/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2022 17:16





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Indicative Selling Price \$1,625,000 Median Unit Price

March quarter 2022: \$800,000



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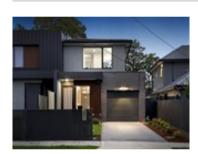
Property Type:

Land Size: 367 approx sqm

pprox

Agent Comments

Comparable Properties



6a Glenmer St BENTLEIGH 3204 (REI/VG)

4





Price: \$1,688,000

Method: Sold Before Auction

Date: 15/02/2022

Property Type: Townhouse (Res)

Agent Comments



11b Riddle St BENTLEIGH 3204 (REI)

4





Price: \$1,615,000

Method: Sold Before Auction

Date: 12/05/2022

Property Type: Townhouse (Res)

Agent Comments



25c Bendigo Av BENTLEIGH 3204 (REI)

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Price: \$1,500,000 Method: Private Sale Date: 30/04/2022

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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