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	ling suburb and							
Indicative selling pri	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$650,000								
Median sale price								
Median price \$877,0	00 P	Property Type Uni	it		Suburb	Bentleigh		
Period - From 01/10/2	2023 to	31/12/2023	So	urce	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					Pr	rice	Date of sale	
1								
2								
3								
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 six months.								
This Statement of Information was prepared on:					on:	19/02/2024 10:25		



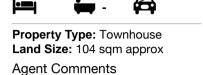


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> Indicative Selling Price \$650,000 Median Unit Price

December quarter 2023: \$877,000





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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