

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 1/697 Warrigal Road, Bentleigh East, VIC 3165

Indicative selling price

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

Single price \$549,950

or range between

&

Median sale price

Median price \$ 1,108,325

Property type Unit

Suburb BENTLEIGH EAST

Period - From 12/07/2021

to

12/07/2022

Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	11/1272-1274 North Road Oakleigh South Vic 3167	\$505,000	2022-05-30
2			
3			

This Statement of Information was prepared on: 12/07/2022