

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

1A/1 MARQUIS ROAD BENTLEIGH VIC 3204

Indicative selling price

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

Single Price

\$1,439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,766,000

Property type

Other

Suburb

Bentleigh

Period-from

01 Apr 2021

to

31 Mar 2022

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

2C ASHLAR ROAD MOORABBIN VIC 3189	\$1,430,000	27-Nov-21
4A NOEL COURT MOORABBIN VIC 3189	\$1,435,000	26-Oct-21
13A BROSAN ROAD BENTLEIGH EAST VIC 3165	\$1,465,000	16-Nov-21

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: 06 April 2022



**2C ASHLAR ROAD MOORABBIN
VIC 3189**

 4  3  -

Sold Price **\$1,430,000** Sold Date **27-Nov-21**

Distance **1.17km**



**4A NOEL COURT MOORABBIN VIC
3189**

 3  2  2

Sold Price **\$1,435,000** Sold Date **26-Oct-21**

Distance **1.67km**



**13A BROSAN ROAD BENTLEIGH
EAST VIC 3165**

 4  3  2

Sold Price **\$1,465,000** Sold Date **16-Nov-21**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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