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	85B Fromer Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

hange between \$1,550,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,862,500	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/10/2021	to	31/12/2021		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	12a Uonga Rd BENTLEIGH 3204	\$1,670,000	07/11/2021
3	15a Ardwick St BENTLEIGH 3204	\$1,645,000	07/02/2022

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:	05/04/2022 16:35





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> **Indicative Selling Price** \$1,550,000 - \$1,650,000

Median House Price

December quarter 2021: \$1,862,500





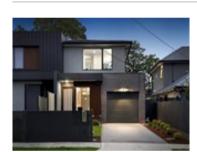
Rooms: 6

Property Type: Townhouse Land Size: 306 sqm approx

Agent Comments

Sensational four bedroom plus study three bathroom family town residence setting high quality standards with its marvelous north facing living and dining area, brilliant stone kitchen (Bosch appliances, walk in pantry), spacious 2nd living area, inviting paved/decked alfresco in a layered sun filled garden, ducted heating/cooling, security and an auto garage. Footsteps to Tucker Road Primary School, cafes and bus.

Comparable Properties



6a Glenmer St BENTLEIGH 3204 (REI/VG)

Price: \$1,688,000

Method: Sold Before Auction

Date: 15/02/2022

Property Type: Townhouse (Res)

Agent Comments



12a Uonga Rd BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$1.670.000

Method: Sold Before Auction

Date: 07/11/2021

Property Type: Townhouse (Res)

15a Ardwick St BENTLEIGH 3204 (REI/VG)



Agent Comments



Method: Sold Before Auction

Date: 07/02/2022

Property Type: Townhouse (Res) Land Size: 314 sqm approx

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