

# 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

85B Fromer Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,862,500

Property 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 | 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 comparable properties 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



4   
 3   
 2

**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.

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

December quarter 2021: \$1,862,500

## Comparable Properties

**6a Glenmer St BENTLEIGH 3204 (REI/VG)****Agent Comments**

4   
 3   
 2

**Price:** \$1,688,000**Method:** Sold Before Auction**Date:** 15/02/2022**Property Type:** Townhouse (Res)**12a Uonga Rd BENTLEIGH 3204 (REI/VG)****Agent Comments**

4   
 2   
 2

**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**

4   
 2   
 2

**Price:** \$1,645,000**Method:** Sold Before Auction**Date:** 07/02/2022**Property Type:** Townhouse (Res)**Land Size:** 314 sqm approx