

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

56b Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,680,000

Median sale price

Median price

\$1,575,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

03/10/2021

to

02/10/2022

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	53b Fromer St BENTLEIGH 3204	\$1,727,500	21/06/2022
2	7a Daley St BENTLEIGH 3204	\$1,725,000	19/08/2022
3	85b Fromer St BENTLEIGH 3204	\$1,694,000	30/04/2022

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:

03/10/2022 12:33



4 3.5 2

Property Type: Townhouse

Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000

Median Townhouse Price

03/10/2021 - 02/10/2022: \$1,575,000

Comparable Properties



53b Fromer St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,727,500

Method: Sold Before Auction

Date: 21/06/2022

Property Type: Townhouse (Res)



7a Daley St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Sold Before Auction

Date: 19/08/2022

Property Type: Townhouse (Res)



85b Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$1,694,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Townhouse (Res)