Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

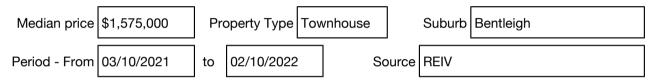
Address 56b Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,680,000

Median sale price



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









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)



Price: \$1,727,500 Method: Sold Before Auction Date: 21/06/2022 Property Type: Townhouse (Res) Agent Comments



7a Daley St BENTLEIGH 3204 (REI)



Price: \$1,725,000 Method: Sold Before Auction Date: 19/08/2022 Property Type: Townhouse (Res)



85b Fromer St BENTLEIGH 3204 (REI/VG)



3 4 1

Agent Comments

Agent Comments

Price: \$1,694,000 Method: Auction Sale Date: 30/04/2022 Property Type: Townhouse (Res)

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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