

# 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

2/104 Parkmore Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$720,000 & \$780,000

### Median sale price

Median price \$1,310,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	8/5-7 Poet Rd BENTLEIGH EAST 3165	\$765,000	13/09/2021
2	3/646 Centre Rd BENTLEIGH EAST 3165	\$750,000	31/07/2021
3	1 Normdale Rd BENTLEIGH EAST 3165	\$750,000	23/06/2021

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:

25/10/2021 17:57



**Property Type:** Unit

Agent Comments

## Comparable Properties



**8/5-7 Poet Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 13/09/2021

**Property Type:** Unit



**3/646 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** Unit



**1 Normdale Rd BENTLEIGH EAST 3165 (VG)**

Agent Comments



**Price:** \$750,000

**Method:** Sale

**Date:** 23/06/2021

**Property Type:** Flat/Unit/Apartment (Res)