

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 105/170 East Boundary Road Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$560,000

or range between

&

Median sale price

Median price \$678,000

Property type Apartment

Suburb Bentleigh East

Period - From June 2022

to

May 2023

Source PropTrack Australia

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 3/51 Browns Road, Bentleigh East	\$620,000	26/05/2023
2 8/1 St Georges Avenue, Bentleigh East	\$560,000	31/03/2023
3 7/1 St Georges Avenue, Bentleigh East	\$610,000	17/02/2023

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: 20/06/2023