

# 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

G07/40 Mavho 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)

Single price

\$529,000

or range between

&

### Median sale price

Median price

\$ 890,000

Property type

Unit

Suburb

BENTLEIGH

Period - From

05/06/2021

to

02/12/2021

Source

core\_logic

### Comparable property sales

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.

| Address of comparable property |  | Price     | Date of sale |
|--------------------------------|--|-----------|--------------|
| 1                              | 6/207-209 Centre Road Bentleigh Vic 3204 | \$596,000 | 2021-06-26   |
| 2                              |  |           |              |
| 3                              |  |           |              |

This Statement of Information was prepared on:

02/12/2021