

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

31A Northam Road, Bentleigh East, VIC 3165

Indicative selling price

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

Single price

\$1,235,000

or range between

&

Median sale price

Median price

\$ 1,412,000

Property type

House

Suburb

BENTLEIGH EAST

Period - From

24/02/2023

to

23/02/2024

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	1/69 Purtell Street Bentleigh East Vic 3165	\$1,200,000	2024-02-19
2			
3			

This Statement of Information was prepared on:

24/02/2024