

# 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 28 Leigh Street, 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)

Single price \$995,000

or range between

&

### Median sale price

Median price \$1,108,325

Property type

Unit

Suburb

BENTLEIGH EAST

Period - From 28/06/2021

to

28/06/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/77 Bignell Road Bentleigh East Vic 3165	\$985,000	2022-02-12
2	1/14 Delia Street Oakleigh South Vic 3167	\$1,030,000	2022-03-26
3	77 Bignell Road Bentleigh East Vic 3165	\$985,000	2022-02-12

This Statement of Information was prepared on: 28/06/2022