

# 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 1/40 Vasey 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  or range between \$1,380,000 & \$1,450,000

### Median sale price

Median price \$1,525,000 Property type House Suburb BENTLEIGH EAST

Period - From 25/10/2021 to 25/10/2022 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 17a Sheppard Street Moorabbin Vic 3189	\$1,415,000	2022-10-06
2 3a Malane Street Bentleigh East Vic 3165	\$1,380,000	2022-08-09
3 9 Brian Street Bentleigh East Vic 3165	\$1,449,000	2022-05-14

This Statement of Information was prepared on: 25/10/2022

