

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

1/25 Nicholson Street Bentleigh, 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price \$735,000.00

## Median sale price

Median price \$750,000.00 Property Type APARTMENT Suburb BENTLEIGH

Period - From 16-Jul-2019 to 15-Jul-2020 Source REIV

## Comparable property sales

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	9/27 Jasper Road, Bentleigh 3204	\$690,000.00	04-Jul-2020
2	4/79 Mitchell Street, Bentleigh 3204	\$735,000.00	14-Mar-2020
3	105/37-39 Nicholson Street, Bentleigh 3204	\$717,000.00	14-Mar-2020

This statement of information was prepared on 10-Aug-2020 at 8:47:01 AM EST