

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	111/1 Mackie Road Bentleigh East, 3165
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### Indicative selling price

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

Single price	\$549,500
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### Median sale price

Median price	\$765,000	Property Type	UNIT	Suburb	BENTLEIGH EAST
Period - From	10-May-2021	to	09-May-2022	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	306/669 Centre Road Bentleigh East	\$520,000	23-Mar-2022
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	130/801 Centre Road, Bentleigh East	\$525,000	16-Nov-2021

This statement of information was prepared on 26-Jul-2022 at 10:30:42 AM EST