

# 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

7/35 Malane Street Bentleigh East, 3165

## Indicative selling price

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

Single price \$695,000.00

## Median sale price

Median price \$1,100,000.00 Property Type UNIT Suburb BENTLEIGH EAST

Period - From 01-Oct-2020 to 31-Dec-2020 Source PDOL

## 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	2B Swindon Grove, McKinnon	\$680,000.00	17-Nov-2020
2	3/289 McKinnon Road, McKinnon	\$725,000.00	23-Jan-2021
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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.

This statement of information was prepared on 26-Apr-2021 at 11:13:57 AM EST