

# 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

7b Porter Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,300,000 & \$1,370,000

### Median sale price

Median price \$1,572,500 Property Type Townhouse Suburb Bentleigh

Period - From 25/10/2021 to 24/10/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	27b Wamba Rd BENTLEIGH EAST 3165	\$1,370,000	18/06/2022
2	43a Adrian St BENTLEIGH EAST 3165	\$1,345,000	06/09/2022
3	3b Benina St BENTLEIGH EAST 3165	\$1,325,000	08/10/2022

**OR**

~~**B\*** 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:

25/10/2022 09:18



**Rooms:** 6

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,370,000

**Median Townhouse Price**

25/10/2021 - 24/10/2022: \$1,572,500

## Comparable Properties



**27b Wamba Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** Townhouse (Res)



**43a Adrian St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,345,000

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** Townhouse (Single)



**3b Benina St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 08/10/2022

**Property Type:** Townhouse (Res)