

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	14 Durban Street Bentleigh, 3204
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$1,495,000
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Median sale price

Median price	\$1,880,000	Property Type	HOUSE	Suburb	BENTLEIGH
Period - From	01-Jan-2022	to	31-Mar-2022	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	12A Wamba Road, Bentleigh East	\$1,612,000	21-May-2022
2	13 McKittrick Road, Bentleigh	\$1,630,000	09-May-2022
3	14 Surrey Street, Bentleigh East	\$1,525,000	09-Apr-2022

This statement of information was prepared on 06-Sep-2022 at 9:59:46 AM EST