

# 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

2/104 Parkmore Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$760,000 & \$790,000

### Median sale price

Median price \$1,203,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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 | 16a Tasman Rd BENTLEIGH EAST 3165 | \$796,000 | 30/09/2024   |
| 2 | 1/12 Caleb St BENTLEIGH EAST 3165 | \$838,000 | 13/06/2024   |
| 3 |                                   |           |              |

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: 17/10/2024 11:09



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Property Type: Unit  
Agent Comments

## Comparable Properties



16a Tasman Rd BENTLEIGH EAST 3165 (REI) Agent Comments

2 1 2

Price: \$796,000  
Method: Private Sale  
Date: 30/09/2024  
Property Type: Unit  
Land Size: 251 sqm approx



1/12 Caleb St BENTLEIGH EAST 3165 (VG) Agent Comments

2 - -

Price: \$838,000  
Method: Sale  
Date: 13/06/2024  
Property Type: Strata Unit/Flat

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.