

## 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

25A Fromer Street Bentleigh VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,495,000

Property type

House

Suburb

Bentleigh

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

2/19 South Avenue Bentleigh VIC 3204	\$1,080,000	15-Dec-20
2/8 Milford Street Bentleigh East VIC 3165	\$1,150,000	13-Feb-21
1/29 Sunnyside Grove Bentleigh VIC 3204	\$1,170,000	08-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 11 March 2021



**2/19 South Avenue Bentleigh VIC 3204**

3 2 2

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **15-Dec-20**

Distance **0.72km**



**2/8 Milford Street Bentleigh East VIC 3165**

3 2 2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **13-Feb-21**

Distance **1.21km**



**1/29 Sunnyside Grove Bentleigh VIC 3204**

3 1 2

Sold Price **\$1,170,000** Sold Date **08-Dec-20**

Distance **1.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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