

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 16 Leonie Avenue, Bentleigh East, VIC 3165

Indicative selling price

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

Single price or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,446,000 Property type House Suburb BENTLEIGH EAST
Period - From 02/10/2022 to 01/10/2023 Source price_finder

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	35 Purtell Street Bentleigh East Vic 3165	\$1,421,000	26/08/2023
2	5 Hodgson Grove Bentleigh East Vic 3165	\$1,450,000	11/05/2023
3	16 Stockdale Avenue Bentleigh East VIC 3165	\$1,500,000	11/05/2023

This Statement of Information was prepared on: 02/10/2023

