

# 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 98 Parkmore Road, Bentleigh East Vic 3165

### 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 & \$1,400,000

### Median sale price

Median price \$1,405,125 Property Type House Suburb Bentleigh East

Period - From 01/10/2023 to 31/12/2023 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	6 York St BENTLEIGH EAST 3165	\$1,420,000	01/02/2024
2	12 Marlborough St BENTLEIGH EAST 3165	\$1,360,000	16/12/2023
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: 13/02/2024 14:24



 3    2    3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2023: \$1,405,125

## Comparable Properties



**6 York St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 01/02/2024

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**12 Marlborough St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House

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.