

## 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

1/6 SANICKI COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jun 2021

to

31 May 2022

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 8 MUIRFIELD CLOSE HEATHERTON VIC 3202  | \$999,000   | 08-Jan-22 |
| 767 SOUTH ROAD BENTLEIGH EAST VIC 3165 | \$1,075,000 | 13-Jan-22 |
|                                        |             |           |

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.

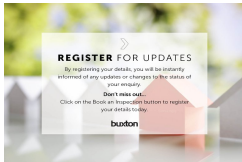
This Statement of Information was prepared on: 24 June 2022



**8 MUIRFIELD CLOSE HEATHERTON VIC 3202** Sold Price **\$999,000** Sold Date **08-Jan-22**

 3  2  2

Distance -



**767 SOUTH ROAD BENTLEIGH EAST VIC 3165** Sold Price **\$1,075,000** Sold Date **13-Jan-22**

 4  3  2

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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