

# 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 202/14 Laurel Street, 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 \$490,000 & \$539,000

### Median sale price

Median price \$637,500 Property Type Unit Suburb Bentleigh East

Period - From 19/02/2024 to 18/02/2025 Source Property Data

### 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	1/14 Laurel St BENTLEIGH EAST 3165	\$570,000	08/11/2024
2	103/14 Laurel St BENTLEIGH EAST 3165	\$499,000	09/10/2024
3	102/665 Centre Rd BENTLEIGH EAST 3165	\$540,000	21/08/2024

**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: 19/02/2025 17:30