

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 Mawby Road, Bentleigh Vic 3204 |
|---|----------------------------------|

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

| | | | | | |
|---------------|-------------|---------------|------------|--------|-----------|
| Median price | \$1,672,500 | Property Type | House | Suburb | Bentleigh |
| Period - From | 01/07/2023 | to | 30/09/2023 | 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 | 14a Bevis St BENTLEIGH EAST 3165 | \$1,550,000 | 13/09/2023 |
| 2 | 4b Ardwick St BENTLEIGH 3204 | \$1,485,000 | 14/09/2023 |
| 3 | 20b Hill St BENTLEIGH EAST 3165 | \$1,330,000 | 22/08/2023 |

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: 13/10/2023 10:40