

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 101/14 South Avenue, Bentleigh, VIC 3204

Indicative selling price

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

Single price \$625,000 or range between &

Median sale price

Median price \$ Property type Other Suburb BENTLEIGH
Period - From 21/05/2023 to 20/05/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	208/8 Blair Street Bentleigh Vic 3204	\$630,000	2024-01-15
2	9/25 Nicholson Street Bentleigh Vic 3204	\$640,000	2024-04-30
3	1/15 Bent Street Bentleigh Vic 3204	\$635,000	2024-04-07

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 21/05/2024

