

# 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 102/1A Vivien 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)

Price Range

\$480,000

&

\$530,000

### Median sale price

Median price

\$1,050,000

Property Type

Apartment

Suburb

Bentleigh East (3165)

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

### Comparable property sales

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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
215/24 BECKET AVENUE, BENTLEIGH EAST VIC 3165	\$520,000	17/08/2023
203/633 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$529,000	26/08/2023
215/801 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$510,000	14/09/2023

This Statement of Information was prepared on: 06/10/2023