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

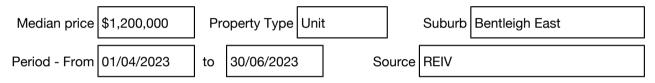
104/170 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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Single price \$399,999

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	9/1038 North Rd BENTLEIGH EAST 3165	\$420,000	10/04/2023
2	207/53 Browns Rd BENTLEIGH EAST 3165	\$407,500	13/07/2023
3			

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:

31/07/2023 09:29



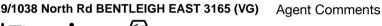






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$399,999 Median Unit Price June quarter 2023: \$1,200,000

Comparable Properties





Price: \$420,000 Method: Sale Date: 10/04/2023 Property Type: Strata Unit/Flat



207/53 Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$407,500 Method: Private Sale Date: 13/07/2023 Property Type: Apartment

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.

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