

# 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 11/1126 North Road, 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)

Single price  or range between \$380,000 & \$400,000

### Median sale price

Median price \$1,130,000 Property type Unit Suburb BENTLEIGH EAST

Period - From 30/04/2023 to 29/04/2024 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	205/95 Warrigal Road Hughesdale Vic 3166	\$380,000	2024-04-11
2	6/103 Atherton Road Oakleigh Vic 3166	\$415,000	2024-03-02
3	101/148 Warrigal Road Oakleigh Vic 3166	\$400,000	2023-12-13

This Statement of Information was prepared on: 30/04/2024

