

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

12 Florence Street, Bentleigh East, VIC 3165
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Indicative selling price

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

Single price \$1,250,000 or range between &

Median sale price

Median price \$1,405,000 Property type House Suburb BENTLEIGH EAST

Period - From 29/01/2023 to 28/01/2024 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	6 Tasman Road Bentleigh East Vic 3165	\$1,250,000	2023-10-07
2	7 Greenview Court Bentleigh East Vic 3165	\$1,280,000	2023-12-13
3	897 Centre Road Bentleigh East Vic 3165	\$1,240,000	2023-10-30

This Statement of Information was prepared on: 29/01/2024

