

# 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 2 Allanby Grove, 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 \$1,600,000 or range between &

### Median sale price

Median price \$1,402,750 Property type House Suburb BENTLEIGH EAST  
Period - From 13/03/2023 to 12/03/2024 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	3 Lahona Avenue Bentleigh East Vic 3165	\$1,515,000	2024-02-27
2	214 Patterson Road Bentleigh Vic 3204	\$1,600,000	2023-11-25
3	18 Almurta Road Bentleigh East Vic 3165	\$1,675,000	2023-10-25

This Statement of Information was prepared on: 13/03/2024

