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

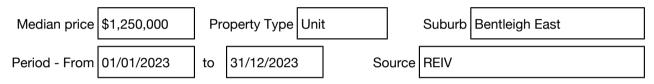
3/170 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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Single price \$600,000

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.

Ade	dress of comparable property	Price	Date of sale
1	207/22 Bent St BENTLEIGH 3204	\$600,000	11/08/2023
2	301/23 Bent St BENTLEIGH 3204	\$600,000	25/07/2023
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:

24/01/2024 20:11







Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 Median Unit Price Year ending December 2023: \$1,250,000

Comparable Properties



207/22 Bent St BENTLEIGH 3204 (REI/VG)

Price: \$600,000 Method: Sold Before Auction Date: 11/08/2023 Property Type: Unit

301/23 Bent St BENTLEIGH 3204 (VG)

Agent Comments

Agent Comments



Price: \$600,000 Method: Sale Date: 25/07/2023 Property Type: Strata Unit/Flat

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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