

# 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 41B Somers Street, Bentleigh, VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,950,000 or range between &

### Median sale price

Median price \$1,685,000 Property type House Suburb BENTLEIGH  
Period - From 30/01/2023 to 29/01/2024 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 23b Tatong Road Brighton East Vic 3187 | \$1,975,000 | 2023-11-30   |
| 2 836 Hampton Street Brighton Vic 3186   | \$1,980,000 | 2023-11-04   |
| 3 1/2 Walnut Street Ormond Vic 3204      | \$1,910,000 | 2023-10-28   |

This Statement of Information was prepared on: 30/01/2024

