

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 46 Abbin Avenue, Bentleigh East, VIC 3165

Indicative selling price

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

Single price or range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,417,500 Property type House Suburb BENTLEIGH EAST
Period - From 17/04/2023 to 16/04/2024 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	10 Millis Avenue Bentleigh East Vic 3165	\$1,354,000	2023-11-23
2	3 Leonie Avenue Bentleigh East Vic 3165	\$1,420,000	2024-02-17
3			

This Statement of Information was prepared on: 17/04/2024

