

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 46A Marquis Road, Bentleigh, VIC 3204

Indicative selling price

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

Single price or range between \$1,625,000 & \$1,675,000

Median sale price

Median price \$1,691,612 Property type House Suburb BENTLEIGH
Period - From 15/12/2022 to 14/12/2023 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	31a Fairbank Road Bentleigh Vic 3204	\$1,700,000	2023-12-09
2	3b Harding Street Bentleigh Vic 3204	\$1,670,000	2023-07-29
3	16a Lawson Street Bentleigh Vic 3204	\$1,600,000	2023-10-05

This Statement of Information was prepared on: 15/12/2023

