# 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

#### 54 BARRINGTON STREET BENTLEIGH EAST VIC 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$1,490,000	&	\$1,590,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$1,455,000	Prop	erty type	House		Suburb	Bentleigh East		
Period-from	01 May 2024	to	30 Apr 2	025	Source		Corelogic		

#### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 REID STREET OAKLEIGH SOUTH VIC 3167	\$1,350,000	08-Feb-25
982 NORTH ROAD BENTLEIGH EAST VIC 3165	\$1,360,000	22-Mar-25
1/18 STRATFORD AVENUE BENTLEIGH EAST VIC 3165	\$1,161,000	15-Mar-25

#### 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 6 months.

This Statement of Information was prepared on: 26 May 2025



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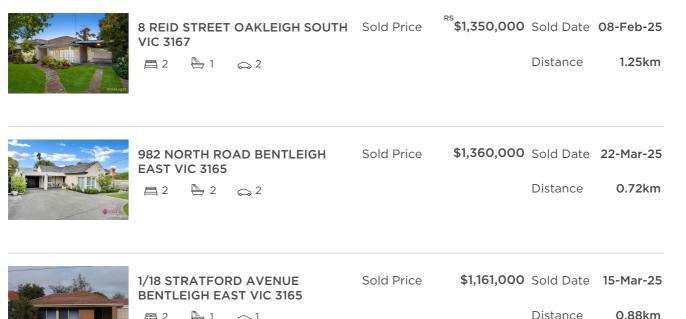


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**RS** = Recent sale UN = Undisclosed Sale

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