Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
dress b and tcode 6/50 F	6/50 Robert Street, Bentleigh, VIC 3204									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price		or range l	between	\$480,000		&	\$515,000			
Median sale price										
925,000		Property type	Unit		Suburb	BENTLEIGH	Н			
6/03/2023	to 05/	/03/2024	Source	core_logic	;					
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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

Ad	dress of comparable property	Price	Date of sale
1	5/49 Robert Street Bentleigh Vic 3204	\$516,000	2023-11-14
2	6/2 Werona Street Bentleigh Vic 3204	\$510,000	2023-09-16
3	3/36-38 Elizabeth Street Bentleigh East Vic 3165	\$485,000	2024-01-26

This Statement of Information was prepared on: 06/03/2024

