# 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

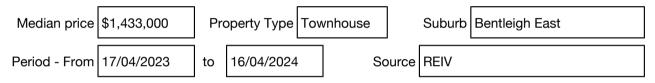
7a Rowland Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	
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Single price \$1,629,000

#### Median sale price



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

Ade	dress of comparable property	Price	Date of sale
1	3b Lesden St BENTLEIGH EAST 3165	\$1,650,000	10/02/2024
2	7b Rowland St BENTLEIGH EAST 3165	\$1,610,000	02/03/2024
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

17/04/2024 10:50

