

# 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

9B Marriot Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,900,000

&

\$1,950,000

### Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2024

to

31/03/2024

Source

REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	6b Mavho St BENTLEIGH 3204	\$2,000,000	14/05/2024
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	26/04/2024
3	2b Grandview Gr MOORABBIN 3189	\$1,870,000	23/03/2024

This Statement of Information was prepared on:

20/05/2024