

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

Indicative selling price

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

Range:

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable property	Sale price	Date of sale
2/19 SOUTH AVENUE, BENTLEIGH VIC 3204	\$1,080,000	15/12/2020
3/1 PERRY STREET, MOORABBIN VIC 3189	\$1,010,000	18/11/2020
2/26 MERVIN STREET, BENTLEIGH EAST VIC 3165	\$1,090,000	15/02/2021

This Statement of Information was prepared on: