

## 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

6/3 HEATHER STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

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

Single Price

\$1,155,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 May 2023

to

30 Apr 2024

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

1/49 BROWNS ROAD BENTLEIGH EAST VIC 3165	\$1,225,000	20-Mar-24
28A BROWNS ROAD BENTLEIGH EAST VIC 3165	\$1,295,000	26-Jul-23
8/45 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,220,000	04-Sep-23

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: 03 May 2024



**1/49 BROWNS ROAD BENTLEIGH  
EAST VIC 3165**

3 2 2

Sold Price **\$1,225,000** Sold Date **20-Mar-24**

Distance **0.24km**



**28A BROWNS ROAD BENTLEIGH  
EAST VIC 3165**

3 2 2

Sold Price **\$1,295,000** Sold Date **26-Jul-23**

Distance **0.28km**



**8/45 ELIZABETH STREET  
BENTLEIGH EAST VIC 3165**

3 2 2

Sold Price **\$1,220,000** Sold Date **04-Sep-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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