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	53B FROMER STREET BENTLEIGH VIC 3204

Indicative selling price

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

~~Single Price~~		or range between	$1,550,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,775,000	Property type	Other	Suburb	Bentleigh
Period-from	01 Jun 2021	to	31 May 2022	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
18A PARK CRESCENT BENTLEIGH VIC 3204	$1,550,000	25-Jan-22
6A GLENMER STREET BENTLEIGH VIC 3204	$1,688,000	15-Feb-22
2 BELLEVUE ROAD BENTLEIGH EAST VIC 3165	$1,628,000	07-May-22

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: 01 June 2022



18A PARK CRESCENT BENTLEIGH VIC 3204

3 1 1

Sold Price **$1,550,000** Sold Date **25-Jan-22**

Distance **-**



6A GLENMER STREET BENTLEIGH VIC 3204

4 3 1

Sold Price **$1,688,000** Sold Date **15-Feb-22**

Distance **-**



2 BELLEVUE ROAD BENTLEIGH EAST VIC 3165

4 3 2

Sold Price RS **$1,628,000** UN Sold Date **07-May-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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