# 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: 2/43 Wards Grove, Bentleigh East, VIC 3165

### Indicative selling price

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

Single price: $1,130,000 or range between: _____ & _____

### Median sale price

Median price: $ 810,000 Property type: Unit Suburb: BENTLEIGH EAST

Period - From: 23/09/2019 to: 23/03/2020 Source: CoreLogic

### Comparable property sales

**A*** Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 20 Clarence Street Bentleigh East | $1,055,000 | 01/02/2020 |
| 2 1/22 Denver Street Bentleigh East | $1,150,000 | 27/12/2019 |
| 3 28a Brosnan Road Bentleigh East | $1,090,000 | 16/12/2019 |

**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 six months.~~

This Statement of Information was prepared on: 23/03/2020

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.