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: 2/7 Adrian Street, Bentleigh East, VIC 3165

Indicative selling price

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

Single price: $749,000 or range between: _____ & _____

Median sale price

Median price: $ 838,500 Property type: Unit Suburb: BENTLEIGH EAST

Period - From: 15/01/2020 to: 15/07/2020 Source: CoreLogic

Comparable property sales

A* 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 2/7 Francesco Street Bentleigh East	$742,500	07/06/2020
2 4/46 Hill Street Bentleigh East	$744,000	30/05/2020
3 2/42 Tucker Road Bentleigh	$745,000	04/05/2020

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: 15/07/2020