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	10B Noora Avenue, Bentleigh East, VIC 3165

Indicative selling price

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

Single price	$1,259,000	or range between		&

Median sale price

Median price	$1,225,000	Property type	House	Suburb	BENTLEIGH EAST
Period - From	27/05/2020	to	27/11/2020	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 56b Orange Street Bentleigh East	$1,248,500	21/10/2020
2 63a Denver Street Bentleigh East	$1,280,000	08/10/2020
3 1/2 Amiriya Street Bentleigh East	$1,260,000	02/08/2020

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: 27/11/2020

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.