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	8/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single Price	$560,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Mar 2022	to	28 Feb 2023	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
109/22 BENT STREET BENTLEIGH VIC 3204	$555,000	20-Feb-23
7/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165	$610,000	17-Feb-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: 17 March 2023

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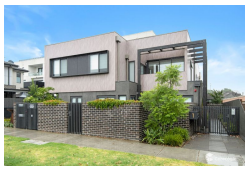
109/22 BENT STREET BENTLEIGH VIC 3204

2 2 1

Sold Price **$555,000** Sold Date **20-Feb-23**

Distance **1.98km**



7/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165

2 2 1

Sold Price RS **$610,000** Sold Date **17-Feb-23**

Distance **-**

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

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