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: 7-9 St James Avenue, Bentleigh, VIC 3204

Indicative selling price

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

Single price: $4,200,000 or range between: _____ & _____

Median sale price

Median price: $1,357,500 Property type: House Suburb: BENTLEIGH

Period - From: 16/09/2019 to: 16/03/2020 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
1 183 East Boundary Road Bentleigh East	$4,500,000	28/11/2019
2		
3		

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: 16/03/2020