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	9b Marriot Road, Bentleigh Vic 3204

Indicative selling price

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

Single price: $1,850,000

Median sale price

Median price: $850,000 | Property Type: Unit | Suburb: Bentleigh

Period - From: 01/04/2024 to: 30/06/2024 | Source: REIV

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 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	6b Mavho St BENTLEIGH 3204	$2,000,000	14/05/2024
2	15a Abbin Av BENTLEIGH EAST 3165	$1,975,000	27/04/2024
3	19b Vunabere Av BENTLEIGH 3204	$1,975,000	26/04/2024

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: 31/07/2024