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 Valerie Street, Bentleigh East, VIC 3165

Indicative selling price

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

Single price	$1,465,000	or range between		&

Median sale price

Median price	$ 1,436,000	Property type	House	Suburb	BENTLEIGH EAST
Period - From	26/08/2023	to	25/08/2024	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	3 Lahona Avenue Bentleigh East Vic 3165	$1,515,000	2024-02-27
2	1 Wilma Street Bentleigh Vic 3204	$1,500,000	2024-07-24
3	36 Lawson Street Bentleigh Vic 3204	$1,545,000	2024-070-27

This Statement of Information was prepared on: 26/08/2024

CONSUMER AFFAIRS VICTORIA