# 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<br>Including suburb and postcode | 2/25 Nicholson Street, Bentleigh, VIC 3204 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $670,000 | & | $690,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $948,500 | Property type | Unit | Suburb | BENTLEIGH |
| Period - From | 11/09/2023 | to | 10/09/2024 | 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 | 9/25 Nicholson Street Bentleigh Vic 3204 | $640,000 | 2024-04-30 |
| 2 | 102/5 Claire Street Mckinnon Vic 3204 | $645,000 | 2024-02-22 |
| 3 | 201/10 Station Avenue Mckinnon Vic 3204 | $720,000 | 2024-02-26 |

This Statement of Information was prepared on: 11/09/2024

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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.