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	2/62 Marlborough Street, Bentleigh East, VIC 3165

Indicative selling price

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

Single price	$1,225,000

Median sale price

Median price	1,124,500	Property Type	Unit	Suburb	BENTLEIGH EAST
Period - From	20/05/2024	to	19/11/2024	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 2/120 Marlborough Street Bentleigh East Vic 3165	$1,203,000	2024-08-31
2 2/6 Balmoral Avenue Bentleigh Vic 3204	$1,290,000	2024-08-24
3		

This Statement of Information was prepared on: 20/11/2024