Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11b Moylan Street Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,829,500

Median sale price

Median price	$1,427,000	Property type	Townhouse	Suburb	Bentleigh East
Period - From	30/10/2023	to	29/10/2024	Source	REIV

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
63a Barrington St BENTLEIGH EAST 3165	$1,870,000	19/10/2024
8b Blackshaw St McKINNON 3204	$1,900,000	10/10/2024
59b Barrington St BENTLEIGH EAST 3165	$1,840,000	03/10/2024

This Statement of Information was prepared on: 27/11/2024