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 | 2 Elswill Street, Bentleigh East |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $1,100,000 | & | $1,200,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,462,250 | Property type | House | Suburb | Bentleigh East |

| | | | | | |
|---|---|---|---|---|---|
| Period - From | 01/07/2024 | to | 30/09/2024 | 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 |
|---|---|---|
| 205 East Boundary Road, Bentleigh East | $1,150,000 | 05/08/2024 |
| 77 Rowans Road, Moorabbin | $1,170,000 | 16/05/2024 |
| 56 Brosnan Street, Bentleigh East | $1,200,000 | 22/06/2024 |

This Statement of Information was prepared on: 21/10/2024