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	38A Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price	$1,549,500

Median sale price

Median price	$1,452,250	Property type	HOUSE	Suburb	Bentleigh East
Period – From	24/10/2023	to	23/10/2024	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
41a Northam Rd BENTLEIGH EAST 3165	$1,520,000	14/09/2024
9b Veronica St BENTLEIGH EAST 3165	$1,540,000	13/08/2024
4a Pell St BENTLEIGH EAST 3165	$1,507,000	08/06/2024

This Statement of Information was prepared on: 30/11/2024