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	46 Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Single Price	$1,099,500

Median sale price

Median price	$1,675,000	Property type	House	Suburb	Bentleigh
Period - From	01/07/2024	to	30/09/2024	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
1/506 South Rd MOORABBIN 3189	$1,150,000	13/09/2024
37a East Boundary Rd BENTLEIGH EAST 3165	$1,085,000	19/06/2024
1/7 Gardeners Rd BENTLEIGH EAST 3165	$1,050,000	15/06/2024

This Statement of Information was prepared on: 07/12/2024