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	2/55 Victor Road, Bentleigh East, VIC 3165

Indicative selling price

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

Range between $1,100,000 & $1,150,000

Median sale price

Median price $1,085,000 Property Type Unit Suburb Bentleigh east

Period - From 18/06/2024 to 17/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/42 Gowrie Street Bentleigh East Vic 3165	$1,200,000	2024-10-30
2 4/23-25 Schulz Street Bentleigh East Vic 3165	$1,180,000	2024-09-21
3 53 Bellevue Road Bentleigh East Vic 3165	$1,155,000	2024-06-30

This Statement of Information was prepared on: 18/12/2024