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	7/1 ST GEORGES AVENUE 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	$620,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,106,662	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Jan 2022	to	31 Dec 2022	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

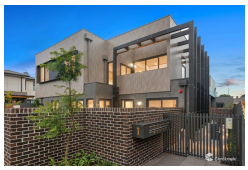
Address of comparable property	Price	Date of sale
5/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165	$665,000	30-Nov-22
405/730A CENTRE ROAD BENTLEIGH EAST VIC 3165	$630,000	16-Jan-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 January 2023

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5/1 ST GEORGES AVENUE BENTLEIGH EAST VIC 3165

2 2 1

Sold Price **$665,000** Sold Date **30-Nov-22**

Distance **0.01km**



405/730A CENTRE ROAD BENTLEIGH EAST VIC 3165

2 2 1

Sold Price RS **$630,000** Sold Date **16-Jan-23**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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