

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 Fraser Street, Bentleigh East, VIC 3165

Indicative selling price

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

Single price or range between \$1,140,000 & \$1,160,000

Median sale price

Median price \$1,172,750 Property type House Suburb BENTLEIGH EAST

Period - From 11/11/2019 to 11/05/2020 Source CoreLogic

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 27 Blamey Street Bentleigh East	\$1,155,000	08/01/2020
2 20 Brady Road Bentleigh East	\$1,085,000	26/11/2019
3 87 Victor Road Bentleigh East	\$1,152,250	15/11/2019

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 six months.~~

This Statement of Information was prepared on: 11/05/2020