

# 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 5/689 Warrigal Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$620,000

### Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2023

to 30/06/2024

Source REIV

### 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 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	2/25 Birdwood St BENTLEIGH EAST 3165	\$590,000	05/07/2024
2	3/689 Warrigal Rd BENTLEIGH EAST 3165	\$612,000	17/05/2024
3	2/569 Warrigal Rd BENTLEIGH EAST 3165	\$665,000	21/03/2024

**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:

10/08/2024 17:51