

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

46B Orange Street, Bentleigh East, VIC 3165

### Indicative selling price

Single Price or Range between

\$1,210,000 - \$1,230,000

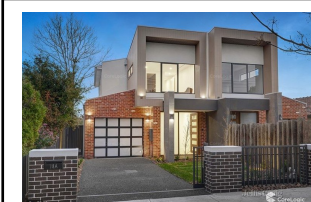
For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$740,000</b>	Property Type <b>Unit</b>	Suburb <b>BENTLEIGH EAST</b>
Period From <b>30/04/2019</b>	Period To <b>30/10/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

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



**18 KERSHAW STREET  
BENTLEIGH EAST**

4 3 2

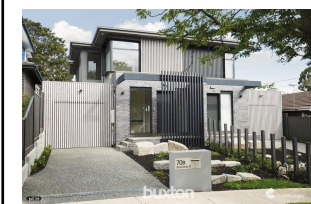
Price \$1,210,000  
Date of Sale 03/09/2019  
Land 579 sqm



**4A TAMBET STREET  
BENTLEIGH EAST**

4 3 2

Price \$1,208,000  
Date of Sale 24/06/2019  
Land 292 sqm



**70B KENNEDY STREET  
BENTLEIGH EAST**

4 3 2

Price \$1,283,000  
Date of Sale 09/05/2019  
Land 390 sqm