

# 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

22a Northam Road, Bentleigh East, VIC 3165

### Indicative selling price

Single Price or Range between

\$1,280,000












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

### Median sale price

Median Price <b>\$1,110,000</b>	Property Type <b>House</b>	Suburb <b>BENTLEIGH EAST</b>
Period From <b>02/06/2019</b>	Period To <b>02/12/2019</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

	<b>13A VERA STREET BENTLEIGH EAST</b>  Price \$1,260,000 Date of Sale 23/11/2019 Land 324 sqm	4  3  2 
	<b>34B LESDEN STREET BENTLEIGH EAST</b>  Price \$1,260,000 Date of Sale 24/09/2019 Land 292 sqm	4  3  2 
	<b>3B NORTHAM ROAD BENTLEIGH EAST</b>  Price \$1,250,000 Date of Sale 10/09/2019 Land 298 sqm	3  2  2 