

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

12 Sunnyside Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2021

to

30/09/2021

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	7 Oak St BENTLEIGH 3204	\$2,540,000	12/06/2021
2	29 Mitchell St BENTLEIGH 3204	\$2,505,000	16/09/2021
3			

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:

30/11/2021 10:09



Property Type: House (Res)

Agent Comments

Comparable Properties



7 Oak St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$2,540,000

Method: Auction Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 766 sqm approx



29 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,505,000

Method: Sold Before Auction

Date: 16/09/2021

Property Type: House (Res)

Land Size: 568 sqm approx

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.