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

7 Namron Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,355,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	03/08/2020	to	02/08/2021		So	urce	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 sixmonths 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		
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.

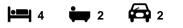
This Statement of Information was prepared on:

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Rooms: 6 Property Type: House (Res) Land Size: 589 sqm approx Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price 03/08/2020 - 02/08/2021: \$1,355,000

Agent Comments

Impressive 4 bedroom 2 bathroom single level family haven featuring 3 light-filled living zones, stunning stone kitchen (900mm stove, WI pantry), huge main bedroom (WIR & ensuite) and a fabulous north facing rear garden with covered deck, paved alfresco, synthetic lawn and vegie boxes. Perfectly private, it boasts Oak floors, ducted heating, R/C air cond & a double auto garage. Walk to East Bentleigh PS, parks & shops

Comparable Properties

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Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.