

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 Larman Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	54 Lahona Av BENTLEIGH EAST 3165	\$1,600,000	06/10/2021
2	18 Box Ct BENTLEIGH EAST 3165	\$1,545,000	13/09/2021
3	8 Normanby Rd BENTLEIGH EAST 3165	\$1,480,000	28/09/2021

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:

13/10/2021 11:18

7 Larman Street, Bentleigh East Vic 3165

McGrath

Ellie Gong

9889 8800

0430 434 567

elliegong@mcgrath.com.au

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

June quarter 2021: \$1,446,500



3 1 2

Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



54 Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 06/10/2021

Property Type: House (Res)

Land Size: 603 sqm approx



18 Box Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,545,000

Method: Private Sale

Date: 13/09/2021

Property Type: House

Land Size: 722 sqm approx



8 Normanby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 3

Price: \$1,480,000

Method: Auction Sale

Date: 28/09/2021

Property Type: House (Res)

Land Size: 600 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.