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

1/59 Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$990,000	&	\$1,080,0	00				
Median sale price								
Median price	\$1,258,500	Property Type	Unit	Suburb	Bentleigh East			
Period - From	01/04/2021	to 30/06/2021	l 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	51 Fromer St BENTLEIGH 3204	\$1,035,000	22/05/2021
2	53 Wingate St BENTLEIGH EAST 3165	\$1,005,000	29/05/2021
3	1/41 Deakin St BENTLEIGH EAST 3165	\$989,000	14/05/2021

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 16:36





Sarah Gursansky 9593 4500 0467 533 309





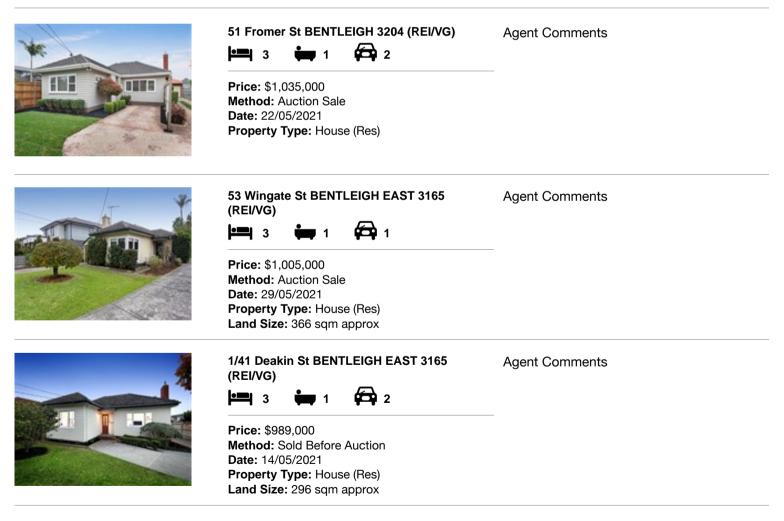
Property Type: House Agent Comments

sarahgursansky@jelliscraig.com.au Indicative Selling Price \$990,000 - \$1,080,000 Median Unit Price

June quarter 2021: \$1,258,500

Irresistible 3 bedroom + study timber gem, engaging with its Tasmanian Oak floorboards, charming living room (OFP), modern eat-in kitchen (WI pantry & Miele appliances), north facing office, paved sun-drenched alfresco garden & paved parking for 2. Near Tucker Road shops.

Comparable Properties



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





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