

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

24 Dromana Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2019 to 31/12/2019 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	11 Samuel Ct BENTLEIGH EAST 3165	\$1,070,000	13/12/2019
2	901 Centre Rd BENTLEIGH EAST 3165	\$1,025,000	29/11/2019
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: 07/04/2020 10:07



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Property Type:

Land Size: 636 sqm approx

Agent Comments

Comparable Properties



11 Samuel Ct BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 1 2

Price: \$1,070,000

Method: Private Sale

Date: 13/12/2019

Property Type: House

Land Size: 534 sqm approx



901 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$1,025,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: House (Res)

Land Size: 658 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.