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

2 Normdale Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,575,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,100,000	Pro	Property Type Hous		se		Suburb	Bentleigh East	
Period - From	01/07/2020	to	30/09/2020		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.

Add	dress of comparable property	Price	Date of sale
1	49 Fletcher St MOORABBIN 3189	\$1,650,000	04/07/2020
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:

20/10/2020 11:06





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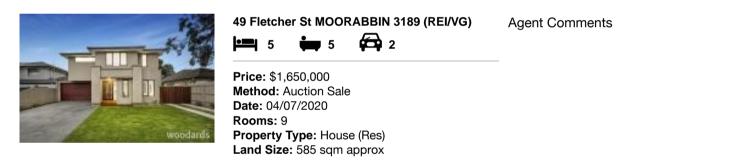




Property Type: House Agent Comments Indicative Selling Price \$1,575,000 - \$1,650,000 Median House Price September quarter 2020: \$1,100,000

Five bedroom 3.5 bathroom entertainer quality built with size and stature. Featuring a downstairs guest bedroom (BIR & sleek ensuite), 3 entertaining zones, a state of the art stone kitchen (WI pantry & 900 mm stove) and a stylish alfresco area (speakers & BBQ kitchen) in a sizeable rear garden. Energy efficient, this premier home is equipped with ducted heating, air cond, evap cooling, solar panels, security cameras, timber plantation shutters, water tank, home networking & double auto garage. Well serviced by 2 bus routes, great schools, trendy cafes, Chesterville Road shops

Comparable Properties



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