# 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 Yawla Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,527,500	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/01/2020	to	31/12/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	79 Robert St BENTLEIGH 3204	\$1,361,000	12/12/2020
2	34 Patterson Rd BENTLEIGH 3204	\$1,340,000	13/10/2020
3	29 Brewer Rd BENTLEIGH 3204	\$1,300,000	19/12/2020

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:

15/02/2021 14:29









Property Type: House Land Size: 569 sqm approx Agent Comments

**Indicative Selling Price** \$1,300,000 - \$1,430,000 Median House Price Year ending December 2020: \$1,527,500

# **Comparable Properties**



79 Robert St BENTLEIGH 3204 (REI)



Price: \$1,361,000 Method: Auction Sale Date: 12/12/2020 Property Type: House Agent Comments

Agent Comments



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34 Patterson Rd BENTLEIGH 3204 (REI/VG)

Price: \$1,340,000 Method: Private Sale Date: 13/10/2020 Property Type: House Land Size: 597 sqm approx



29 Brewer Rd BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$1,300,000 Method: Auction Sale Date: 19/12/2020 Property Type: House (Res) Land Size: 529 sqm approx

## Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



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.