

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

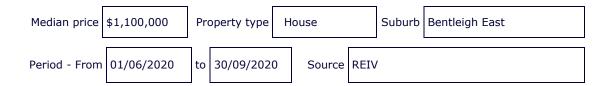
| <b>Propert</b> | y offered | for sa | le |
|----------------|-----------|--------|----|
|----------------|-----------|--------|----|

|          | 5 Havana Court, Bentleigh East |
|----------|--------------------------------|
| postcode |                                |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting range between \$860,000 & \$920,000

Median sale price



## **Comparable property sales**

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 |
|--|-----------|--------------|
| 17 Thornton Street, Bentleigh East     | \$965,000 | 30/06/2020   |
| 122 East Boundary Road, Bentleigh East | \$960,000 | 11/08/2020   |
| 15 Abercrombie Street, Oakleigh South  | \$910.800 | 01/07/2020   |

This Statement of Information was prepared on: 29<sup>th</sup> October 2020 2.00pm