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

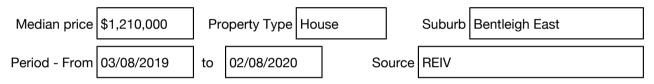
1/2 Amiriya Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,260,000

Median sale price



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 | 38b Orange St BENTLEIGH EAST 3165 | \$1,327,000 | 19/05/2020 |
| 2 | 5a John St BENTLEIGH EAST 3165 | \$1,310,000 | 26/06/2020 |
| 3 | 79b Parkmore Rd BENTLEIGH EAST 3165 | \$1,279,000 | 18/06/2020 |

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:

03/08/2020 08:28



Chisholms/Gamon



Property Type: House **Land Size:** 384 sqm approx Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

> Indicative Selling Price \$1,260,000

Median House Price 03/08/2019 - 02/08/2020: \$1,210,000

Comparable Properties



38b Orange St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,327,000 Method: Private Sale Date: 19/05/2020 Property Type: Townhouse (Single) Land Size: 341 sqm approx

5a John St BENTLEIGH EAST 3165 (REI)

2 2

Agent Comments

Agent Comments

Agent Comments



Price: \$1,310,000 Method: Private Sale

2

1 4

Method: Private Sale Date: 26/06/2020 Property Type: Townhouse (Single)



79b Parkmore Rd BENTLEIGH EAST 3165 (REI)

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Price: \$1,279,000 Method: Sold Before Auction Date: 18/06/2020 Property Type: Townhouse (Res)

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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.