

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,260,000

### Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Bentleigh East

Period - From

03/08/2019

to

02/08/2020

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	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

1/2 Amiriya Street, Bentleigh East Vic 3165

Chisholm&Gamon

Sam Gamon

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**Indicative Selling Price**

\$1,260,000

**Median House Price**

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



4 3 3

**Property Type:** House

**Land Size:** 384 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

4 3 2

**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)**

**Agent Comments**

4 3 2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 26/06/2020

**Property Type:** Townhouse (Single)



**79b Parkmore Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 2

**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.