## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 32 Eddys Grove, Bentleigh Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$2,135,000									
Median sale p	rice									
Median price	\$1,880,000	Pro	operty Type	Ηοι	ise		Suburb	Bentleigh		
Period - From	01/01/2022	to	31/03/2022		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	88 Brewer Rd BENTLEIGH 3204	\$2,177,500	26/03/2022
2	15 Porter Rd BENTLEIGH 3204	\$2,085,000	03/11/2021
3	10 Tovan Akas Av BENTLEIGH 3204	\$2,080,000	20/10/2021

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:

20/04/2022 14:38









Property Type: House (Res) Land Size: 689 sqm approx Agent Comments

**Indicative Selling Price** \$2,135,000 Median House Price March quarter 2022: \$1,880,000

# **Comparable Properties**



88 Brewer Rd BENTLEIGH 3204 (REI) **x** 2

15 Porter Rd BENTLEIGH 3204 (REI/VG)

2

**6** 2



Price: \$2,177,500 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

Agent Comments



Price: \$2,085,000 Method: Auction Sale Date: 03/11/2021 Property Type: House (Res) Land Size: 620 sqm approx

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10 Tovan Akas Av BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$2,080,000 Method: Auction Sale Date: 20/10/2021 Property Type: House (Res) Land Size: 636 sqm approx

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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