

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

1/45 South Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$735,500

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2020

to

30/06/2020

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	2/26 Loranne St BENTLEIGH 3204	\$1,185,000	12/06/2020
2	7b Beths St BENTLEIGH 3204	\$1,165,000	26/05/2020
3	1/3 Campbell St BENTLEIGH 3204	\$1,100,000	18/05/2020

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:

07/10/2020 13:39



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,120,000 - \$1,220,000

Median Unit Price

June quarter 2020: \$735,500

Comparable Properties



2/26 Loranne St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,185,000

Method: Private Sale

Date: 12/06/2020

Property Type: Townhouse (Single)



7b Beths St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 26/05/2020

Property Type: Townhouse (Single)



1/3 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 18/05/2020

Property Type: Villa