

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

45 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to

31/03/2021

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	569 South Rd BENTLEIGH 3204	\$1,090,000	20/02/2021
2	32 Fletcher St MOORABBIN 3189	\$1,205,000	19/12/2020
3	206 Centre Rd BENTLEIGH 3204	\$1,240,000	04/12/2020

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:

25/05/2021 15:36



4 1 2

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties

569 South Rd BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,090,000

Method: Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 585 sqm approx



32 Fletcher St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,205,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 585 sqm approx



206 Centre Rd BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$1,240,000

Method: Sale

Date: 04/12/2020

Property Type: House (Res)

Land Size: 449 sqm approx