# 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

19 Bennett Street, Deepdene Vic 3103

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	າ \$3,100,000		&		\$3,400,000				
Median sale price									
Median price	\$2,836,000	Pro	Property Type		House		Suburb	Deepdene	
Period - From	01/04/2019	to	31/03/2020	)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	21 Alexandra Av CANTERBURY 3126	\$3,208,000	30/06/2020
2	3 Jaques St HAWTHORN EAST 3123	\$3,200,000	11/07/2020
3			

OR

**B**<sup>\*</sup> 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:

15/07/2020 22:03







Rooms: 9 Property Type: House (Res) Land Size: 693 sqm approx Indicative Selling Price \$3,100,000 - \$3,400,000 Median House Price Year ending March 2020: \$2,836,000

Agent Comments

Solid built, great floorplan, decent and private backyard. Balwyn High School zoned, walk to 109 tram sips, shops and parks.

# **Comparable Properties**

21 Alexandra Av CANTERBURY 3126 (REI) 2 2 2 2 Price: \$3,208,000 Method: Private Sale Date: 30/06/2020 Property Type: House	Agent Comments Smaller internal
3 Jaques St HAWTHORN EAST 3123 (REI) 3 2 2 4 Price: \$3,200,000 Method: Private Sale Date: 11/07/2020 Property Type: House	Agent Comments Smaller land size

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.

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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.