

# 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

34a Daley Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,400,000

### Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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 | 7B Abbin Av BENTLEIGH EAST 3165   | \$1,350,000 | 08/12/2020   |
| 2 | 6B Glenmer St BENTLEIGH 3204      | \$1,350,000 | 28/07/2020   |
| 3 | 9b Pollina St BENTLEIGH EAST 3165 | \$1,300,000 | 10/08/2020   |

**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:

28/01/2021 10:00



 3    2    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**7B Abbin Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4    3    3

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 08/12/2020

**Property Type:** Townhouse (Res)



**6B Glenmer St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 28/07/2020

**Property Type:** Townhouse (Single)



**9b Pollina St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 10/08/2020

**Property Type:** Townhouse (Single)