

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

8 London Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,532,500

Property Type House

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	17 Hinkler Av BENTLEIGH EAST 3165	\$1,380,000	25/11/2020
2	79 Robert St BENTLEIGH 3204	\$1,361,000	12/12/2020
3	37 Tucker Rd BENTLEIGH 3204	\$1,250,000	15/10/2020

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:

20/01/2021 14:52

8 London Street, Bentleigh Vic 3204



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

December quarter 2020: \$1,532,500

Comparable Properties



17 Hinkler Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 25/11/2020

Property Type: House

Land Size: 757 sqm approx



79 Robert St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,361,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House



37 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 15/10/2020

Rooms: 10

Property Type: House (Res)

Land Size: 644 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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.