

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

3 Havana Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,139,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2022

to

31/03/2022

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	20 Yarella Rd BENTLEIGH EAST 3165	\$1,200,000	21/05/2022
2	374 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	28/05/2022
3	12 Thornton St BENTLEIGH EAST 3165	\$1,130,000	15/06/2022

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:

04/07/2022 13:01



3 1 3

Property Type: House (Res)

Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price

\$1,139,000

Median House Price

March quarter 2022: \$1,510,000

Comparable Properties



20 Yaralla Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)



374 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 590 sqm approx



12 Thornton St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,130,000

Method: Sold Before Auction

Date: 15/06/2022

Property Type: House (Res)