

## 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

2/497 South Road Bentleigh VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

1/3 Campbell Street Bentleigh VIC 3204	\$1,100,000	19-May-20
2/1 Romney Close Moorabbin VIC 3189	\$1,107,000	28-Aug-20

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 6 months.

This Statement of Information was prepared on: 02 November 2020



**1/3 Campbell Street Bentleigh VIC 3204**

Sold Price **\$1,100,000** Sold Date **19-May-20**

3 2 3

Distance **1.52km**



**2/1 Romney Close Moorabbin VIC 3189**

Sold Price **\$1,107,000** Sold Date **28-Aug-20**

3 2 2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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