

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

29a Dega Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$890,000 & \$950,000

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 | 2/65 Lahona Av BENTLEIGH EAST 3165 | \$1,000,000 | 15/12/2020 |
| 2 | 14 Clarence St BENTLEIGH EAST 3165 | \$887,000 | 07/12/2020 |
| 3 | 1a Benina St BENTLEIGH EAST 3165 | \$885,200 | 06/11/2020 |

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:

24/01/2021 17:30

29a Dega Avenue, Bentleigh Vic 3204

Vicki Pollard
03 9557 5500
0439 655 727
vpollard@woodards.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
December quarter 2020: \$850,000

Comparable Properties



2/65 Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Similar location but has 3 bedrooms

Price: \$1,000,000
Method: Sold Before Auction
Date: 15/12/2020
Property Type: Townhouse (Res)
Land Size: 239 sqm approx



14 Clarence St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$887,000
Method: Sold Before Auction
Date: 07/12/2020
Property Type: Townhouse (Res)



1a Benina St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$885,200
Method: Private Sale
Date: 06/11/2020
Property Type: Unit
Land Size: 230 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.