## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$890,000		&		\$950,000			
Median sale pi	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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







**Property Type:** Agent Comments

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

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)

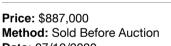


Price: \$1,000,000 Method: Sold Before Auction Date: 15/12/2020 Property Type: Townhouse (Res) Land Size: 239 sqm approx Agent Comments Similar location but has 3 bedrooms



14 Clarence St BENTLEIGH EAST 3165 (REI) Age

Agent Comments



Method: Sold Before Auction Date: 07/12/2020 Property Type: Townhouse (Res)



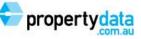
1a Benina St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



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.