

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

69 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2019

to

30/09/2019

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	3 Auckland St BENTLEIGH 3204	\$1,095,000	01/06/2019
2	8 Anstee Gr BENTLEIGH 3204	\$1,075,000	10/07/2019
3	59 Jasper Rd BENTLEIGH 3204	\$1,000,000	30/05/2019

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:

21/10/2019 14:14



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2019: \$1,400,000

Comparable Properties



3 Auckland St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,095,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 585 sqm approx



8 Anstee Gr BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 10/07/2019

Property Type: House

Land Size: 670 sqm approx



59 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 30/05/2019

Property Type: House (Res)

Land Size: 580 sqm approx