

# 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

7/28 Clairmont Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$965,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2021

to 30/06/2021

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	2c Prince Edward Av MCKINNON 3204	\$953,100	10/08/2021
2	3/77 Robert St BENTLEIGH 3204	\$920,000	27/05/2021
3			

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:

24/08/2021 12:19



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**Property Type:**

Divorce/Estate/Family Transfers

**Agent Comments**

Double lock up garage via rear drive way

**Indicative Selling Price**

\$900,000 - \$950,000

**Median Unit Price**

June quarter 2021: \$965,000

## Comparable Properties



**2c Prince Edward Av MCKINNON 3204 (REI)**

**Agent Comments**

2   2   1

**Price:** \$953,100

**Method:** Sold Before Auction

**Date:** 10/08/2021

**Property Type:** Townhouse (Single)



**3/77 Robert St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   3   2

**Price:** \$920,000

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

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.